

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 5 Teal Court, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$840,000

### Median sale price

Median price \$887,500 Property Type House Suburb Forest Hill

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Quentin St FOREST HILL 3131	\$840,000	15/05/2019
2	128 Rooks Rd NUNAWADING 3131	\$827,000	04/07/2019
3	73 Raleigh St FOREST HILL 3131	\$800,000	30/03/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/09/2019 10:28



 3    1    2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 678 sqm approx

Agent Comments

## Comparable Properties



4 Quentin St FOREST HILL 3131 (REI/VG)

Agent Comments

 3    1    2

**Price:** \$840,000

**Method:** Private Sale

**Date:** 15/05/2019

**Property Type:** House

**Land Size:** 810 sqm approx



128 Rooks Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3    1    1

**Price:** \$827,000

**Method:** Private Sale

**Date:** 04/07/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 611 sqm approx



73 Raleigh St FOREST HILL 3131 (REI/VG)

Agent Comments

 2    2    2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 607 sqm approx