

### 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

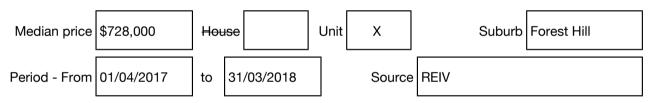
78a Bindy Street, Forest Hill Vic 3131 Id Ie

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$700,000	&	\$770,000

#### Median sale price



#### 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	8a Ryan Gr BLACKBURN SOUTH 3130	\$780,000	12/01/2018
2	4/440 Canterbury Rd FOREST HILL 3131	\$734,000	22/02/2018
3	2/38 Hawthorn Rd BURWOOD EAST 3151	\$685,000	17/03/2018

#### 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.

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

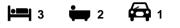
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending March 2018: \$728,000

## **Comparable Properties**



8a Ryan Gr BLACKBURN SOUTH 3130 (REI/VG)



Price: \$780,000 Method: Private Sale Date: 12/01/2018 Rooms: -Property Type: House (Res) Land Size: 299 sqm approx Agent Comments

Agent Comments

4/440 Canterbury Rd FOREST HILL 3131 (REI/VG)



Price: \$734,000 Method: Sold Before Auction Date: 22/02/2018 Rooms: 4 Property Type: Unit Land Size: 285 sqm approx



2/38 Hawthorn Rd BURWOOD EAST 3151 (REI/VG)

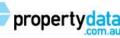


Price: \$685,000 Method: Auction Sale Date: 17/03/2018 Rooms: 4 Property Type: Unit Land Size: 284 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

Agent Comments

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