

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
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



3 2 1

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)

Agent Comments

3 2 2

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



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

Agent Comments

3 2 3

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)

Agent Comments

3 2 1

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