

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

110 Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$990,000

Property Type House

Suburb Forest Hill

Period - From 01/12/2019

to 30/11/2020

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	16 Delatite Ct VERMONT 3133	\$980,000	16/11/2020
2	53 Raleigh St FOREST HILL 3131	\$871,000	19/10/2020
3	105 Rooks Rd MITCHAM 3132	\$780,000	23/11/2020

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:

01/12/2020 15:44



Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 698 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 01/12/2019 - 30/11/2020: \$990,000

Comparable Properties

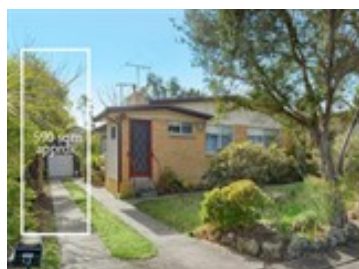


16 Delatite Ct VERMONT 3133 (REI)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 16/11/2020
Property Type: House
Land Size: 588 sqm approx



53 Raleigh St FOREST HILL 3131 (REI)

Agent Comments



Price: \$871,000
Method: Private Sale
Date: 19/10/2020
Property Type: House
Land Size: 590 sqm approx



105 Rooks Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 23/11/2020
Property Type: House
Land Size: 624 sqm approx