

## 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 24 Heathcote Drive, 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 \$700,000 & \$770,000

#### Median sale price

Median price \$750,000 House Unit X Suburb Forest Hill

Period - From 01/01/2017 to 31/12/2017 Source REIV

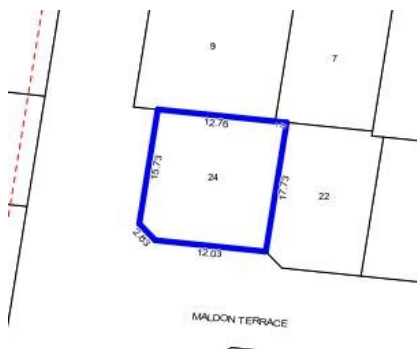
#### Comparable property sales (\*Delete A or B below as applicable)

**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	18 Enfield PI FOREST HILL 3131	\$762,000	11/11/2017
2	2/7 Bellevue Av BURWOOD EAST 3151	\$746,000	01/08/2017
3	11 Heathcote Dr FOREST HILL 3131	\$730,000	08/11/2017

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 247 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median Unit Price**  
 Year ending December 2017: \$750,000

## Comparable Properties



**18 Enfield PI FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$762,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** 3  
**Property Type:** Unit



**2/7 Bellevue Av BURWOOD EAST 3151 (REI/VG)**

Agent Comments



**Price:** \$746,000  
**Method:** Sold Before Auction  
**Date:** 01/08/2017  
**Rooms:** -  
**Property Type:** Unit



**11 Heathcote Dr FOREST HILL 3131 (VG)**

Agent Comments



**Price:** \$730,000  
**Method:** Sale  
**Date:** 08/11/2017  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Dwelling