

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

38A Morloc Street, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House 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	1/5 Orchard Grove, BLACKBURN SOUTH 3130	\$940,000	17/06/2017
2	20 Mock Street FOREST HILL3131	\$938,000	15/07/2017
3	2/44 Naughton Grove, BLACKBURN SOUTH 3130	\$936,000	0605/2017