

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	16 Wickham Avenue, 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	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,007,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Forest Hill
Period - From	01/07/2016	to	30/06/2017	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	40 High St NUNAWADING 3131	\$1,200,000	15/02/2017
2	37 Raleigh St FOREST HILL 3131	\$1,092,000	20/05/2017
3	45 Lasiandra Av FOREST HILL 3131	\$1,022,500	29/07/2017

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.



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Rooms: 1
Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2017: \$1,007,000

Comparable Properties



40 High St NUNAWADING 3131 (REI)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sold Before Auction
Date: 15/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 716 sqm approx



37 Raleigh St FOREST HILL 3131 (REI)

Agent Comments

3 1 3

Price: \$1,092,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 591 sqm approx



45 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments

3 2 -

Price: \$1,022,500
Method: Auction Sale
Date: 29/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 600 sqm approx