



Rooms: 7

Property Type: Land

Land Size: 450 sqm

Agent Comments

Comparable Properties



10 Gidgee Ct FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 8

Property Type: House (Res)

Land Size: 770 sqm



4 Tisane Av FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,420,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 450 sqm



4 Lowana Cr FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 547 sqm

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 Tisane Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,096,000

House X

Suburb Forest Hill

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Gidgee Ct FOREST HILL 3131	\$1,480,000	03/12/2016
4 Tisane Av FOREST HILL 3131	\$1,420,000	06/05/2017
4 Lowana Cr FOREST HILL 3131	\$1,260,000	01/04/2017