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	3 Morloc Street, Forest Hill Vic 3131

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,120,000 Property Type House Suburb Forest Hill

Period - From 01/04/2022 to 31/03/2023 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 Clifton St BLACKBURN 3130	$2,522,888	19/06/2023
2	14 Jackson St FOREST HILL 3131	$2,460,000	01/07/2023
3	12 Oshannessy St NUNAWADING 3131	$2,200,000	29/05/2023

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: 03/07/2023 15:01

3 Morloc Street, Forest Hill Vic 3131

Daniel Bullen
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0412 809 725
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5 4 2

Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending March 2023: $1,120,000

Comparable Properties



40 Clifton St BLACKBURN 3130 (REI)

5 4 2

Price: $2,522,888
Method: Sold Before Auction
Date: 19/06/2023
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments



14 Jackson St FOREST HILL 3131 (REI)

6 4 2

Price: $2,460,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments



12 Oshannessy St NUNAWADING 3131 (REI)

4 3 2

Price: $2,200,000
Method: Private Sale
Date: 29/05/2023
Property Type: House

Agent Comments

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