

# 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

7 Latham Court, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,237,000 Property Type House Suburb Forest Hill

Period - From 01/04/2023 to 30/06/2023 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	2 Brian St MITCHAM 3132	\$1,572,000	17/06/2023
2	47 Menin Rd FOREST HILL 3131	\$1,492,000	29/07/2023
3	4 Lunar Cr VERMONT 3133	\$1,482,500	09/09/2023

**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:

11/09/2023 14:08



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## 7 Latham Court, Forest Hill

### Additional information

Council Rates: \$2,072 inc. FSL (refer to S32)  
 Neighbourhood Residential Zone- Schedule 3  
 Land: 852m<sup>2</sup>  
 Built in 1960's  
 4 bedroom all with BIRs  
 Two living areas -family room with views to pool  
 Kitchen with quality s/s appliances - Belling 900m oven, convection oven and grill, 5 burner gas cooking, Fisher and Paykel dishwasher  
 2 modern bathrooms - renovated 8 yrs ago  
 Plantation shutters  
 Double glazed windows  
 Ducted heating  
 Split system in kitchen/meals  
 Wind-out awning entertaining  
 Landscaped gardens  
 Pool - chlorinated. Solar heated with electric pump  
 Garden shed  
 Terracotta tiles

### Chattels

All fixed floor coverings and fixed light fittings as inspected

### Rental Estimate

\$780-\$850 per week based on current market conditions

### Close proximity to

**Schools** Mount Pleasant Road Primary School (zoned - 400m)  
 Blackburn Lake Primary School (2.2km)  
 Vermont Secondary College (zoned - 3.2km)  
 Nunawading Christian College (2.4km)

**Shops** Brentford Square Shopping Centre (1.0km)  
 Forest Hill Chase (1.8km)  
 Burwood One Shopping Centre (5.2km)  
 Eastland Shopping Centre (7.3km)

**Parks** Forest Hill Linear Reserve (600m)  
 Nunawading Aqualink (1.2km)  
 Blackburn Lake Sanctuary (2.0km)  
 Stephens Reserve and playground (2.1km)

**Transport** Nunawading Train Station (1.8km)  
 Bus 735 Box Hill to Nunawading  
 Bus 902 (SMARTbus)- Chelsea to Airport West

### Terms

10% deposit, 30/60 days or other such terms the vendor has agreed to in writing



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