## 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

1/1 Norma Road, Forest Hill Vic 3131

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$770,000		&		\$820,000			
Median sale pr	rice							
Median price	\$724,000	Pro	operty Type	Unit			Suburb	Forest Hill
Period - From	15/09/2022	to	14/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/307-309 Canterbury Rd FOREST HILL 3131	\$885,000	07/06/2023
2	2 Sandon Cirt FOREST HILL 3131	\$876,000	15/04/2023
3	1/28 Hawthorn Rd BURWOOD EAST 3151	\$750,000	24/03/2023

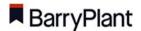
OR

**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:

15/09/2023 10:59









**Property Type:** Unit Agent Comments

Indicative Selling Price \$770,000 - \$820,000 Median Unit Price 15/09/2022 - 14/09/2023: \$724,000

# **Comparable Properties**



5/307-309 Canterbury Rd FOREST HILL 3131 Agent Comments (REI)



Price: \$885,000 Method: Private Sale Date: 07/06/2023 Property Type: Unit

2 Sandon Cirt FOREST HILL 3131 (VG)

Agent Comments



Price: \$876,000 Method: Sale Date: 15/04/2023 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Dwelling



1/28 Hawthorn Rd BURWOOD EAST 3151 (VG) Agent Comments



Price: \$750,000 Method: Sale Date: 24/03/2023 Property Type: Flat/Unit/Apartment (Res)

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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