

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$820,000

### Median sale price

Median price \$724,000 Property Type Unit Suburb Forest Hill

Period - From 15/09/2022 to 14/09/2023 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	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



 3    1    2

**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 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Unit

**2 Sandon Cirt FOREST HILL 3131 (VG)**

**Agent Comments**

 3    -    -

**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**

 3    -    -

**Price:** \$750,000

**Method:** Sale

**Date:** 24/03/2023

**Property Type:** Flat/Unit/Apartment (Res)

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