

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

1/34 Glen Valley Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$880,000 & \$965,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Forest Hill

Period - From 12/12/2022 to 11/12/2023 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	1/36 Glen Valley Rd FOREST HILL 3131	\$980,000	28/10/2023
2	3/432 Canterbury Rd FOREST HILL 3131	\$950,000	02/12/2023
3	4/34 Glebe St FOREST HILL 3131	\$928,000	07/10/2023

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: 12/12/2023 17:10



3 2 2

Property Type: unit

Agent Comments

Indicative Selling Price

\$880,000 - \$965,000

Median Unit Price

12/12/2022 - 11/12/2023: \$820,000

Comparable Properties



1/36 Glen Valley Rd FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 459 sqm approx



3/432 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 02/12/2023

Property Type: Townhouse (Single)



4/34 Glebe St FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$928,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 146 sqm approx

Account - Jellis Craig | P: (03) 9908 5700