

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 Enfield Place, Forest Hill Vic 3131

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$965,000 Property Type Townhouse Suburb Forest Hill

Period - From 04/06/2023 to 03/06/2024 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	2/10 Stringybark CI FOREST HILL 3131	\$895,000	27/04/2024
2	2a Jackson St FOREST HILL 3131	\$943,000	17/02/2024
3	3 Bottle Bnd FOREST HILL 3131	\$910,000	17/02/2024

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:

04/06/2024 12:46



Property Type: House (Previously Occupied - Detached)
Land Size: 179 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median Townhouse Price
 04/06/2023 - 03/06/2024: \$965,000

Comparable Properties

2/10 Stringybark CI FOREST HILL 3131 (REI) Agent Comments



Price: \$895,000
Method:
Date: 27/04/2024
Property Type: Townhouse (Single)



2a Jackson St FOREST HILL 3131 (REI/VG) Agent Comments



Price: \$943,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 223 sqm approx



3 Bottle Bnd FOREST HILL 3131 (REI/VG) Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 257 sqm approx

Account - Harcourts Blackburn