

# 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

10/41-45 Glebe Street, 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 \$570,000 & \$620,000

### Median sale price

Median price \$755,000 Property Type Unit Suburb Forest Hill

Period - From 01/07/2022 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	12/30 Mount Pleasant Rd NUNAWADING 3131	\$612,500	17/07/2023
2	11/374-378 Springvale Rd FOREST HILL 3131	\$590,000	07/06/2023
3	10/39-41 Mount Pleasant Rd NUNAWADING 3131	\$580,000	26/04/2023

**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: 01/08/2023 18:57



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

**Indicative Selling Price**  
\$570,000 - \$620,000  
**Median Unit Price**  
Year ending June 2023: \$755,000

## Comparable Properties



**12/30 Mount Pleasant Rd NUNAWADING 3131** Agent Comments  
(REI)



**Price:** \$612,500  
**Method:** Private Sale  
**Date:** 17/07/2023  
**Property Type:** Unit  
**Land Size:** 90 sqm approx



**11/374-378 Springvale Rd FOREST HILL 3131** Agent Comments  
(REI)



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 07/06/2023  
**Property Type:** Unit



**10/39-41 Mount Pleasant Rd NUNAWADING 3131** Agent Comments  
(REI)



**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2023  
**Property Type:** Unit  
**Land Size:** 108 sqm approx