Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

13 Lernes Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Forest Hill
Period - From	01/07/2022	to	30/06/2023	9	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

1	63 Husband Rd FOREST HILL 3131	\$1,115,000	26/09/2023
2	8 Michael Ct FOREST HILL 3131	\$1,071,000	26/08/2023
3	39 Parkmore Rd FOREST HILL 3131	\$1,040,000	08/09/2023

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:	12/10/2023 10:30



Date of sale



Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

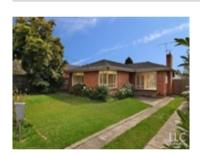
Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** Year ending June 2023: \$1,150,000



Property Type: House Land Size: 614 sqm approx

Agent Comments

Comparable Properties



63 Husband Rd FOREST HILL 3131 (REI)

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Price: \$1,115,000 Method: Private Sale Date: 26/09/2023

Property Type: House (Res) Land Size: 586 sqm approx

Agent Comments



8 Michael Ct FOREST HILL 3131 (REI)





Price: \$1,071,000 Method: Auction Sale Date: 26/08/2023

Property Type: House (Res) Land Size: 701 sqm approx

Agent Comments



39 Parkmore Rd FOREST HILL 3131 (REI)

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Price: \$1,040,000 Method: Private Sale Date: 08/09/2023 Property Type: House Land Size: 585 sqm approx Agent Comments

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



