

# 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

13 Lernes 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,150,000 Property Type House 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	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



**Property Type:** House  
**Land Size:** 614 sqm approx  
**Agent Comments**

## Comparable Properties



**63 Husband Rd FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**8 Michael Ct FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,071,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**39 Parkmore Rd FOREST HILL 3131 (REI)**

**Agent Comments**



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