

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

14 Quentin Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$988,000 & \$1,086,800

Median sale price

Median price \$1,255,000 Property Type House Suburb Forest Hill

Period - From 31/05/2023 to 30/05/2024 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	85 Husband Rd FOREST HILL 3131	\$1,073,000	17/02/2024
2	13 Lernes St FOREST HILL 3131	\$1,050,000	15/03/2024
3	101 Husband Rd FOREST HILL 3131	\$1,030,000	15/02/2024

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:

31/05/2024 11:24



 3  1  2

Rooms: 6
Property Type: House (Res)
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$988,000 - \$1,086,800
Median House Price
31/05/2023 - 30/05/2024: \$1,255,000

Comparable Properties



85 Husband Rd FOREST HILL 3131 (REI/VG) Agent Comments

 3  1  1

Price: \$1,073,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 585 sqm approx



13 Lernes St FOREST HILL 3131 (REI/VG) Agent Comments

 3  1  1

Price: \$1,050,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 613 sqm approx



101 Husband Rd FOREST HILL 3131 (REI/VG) Agent Comments

 3  1  1

Price: \$1,030,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 588 sqm approx