

# 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

15 Charlottes Way, 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$976,000 Property Type Townhouse Suburb Forest Hill

Period - From 01/11/2022 to 31/10/2023 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	1 Harworth CI VERMONT SOUTH 3133	\$1,100,000	03/05/2023
2	8/125-129 Hawthorn Rd FOREST HILL 3131	\$1,025,000	09/09/2023
3	5 Calypso Ct FOREST HILL 3131	\$1,000,000	27/05/2023

**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:

01/11/2023 12:02



4   3   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Townhouse Price**

01/11/2022 - 31/10/2023: \$976,000

## Comparable Properties



**1 Harworth Ct VERMONT SOUTH 3133**  
(REI/VG)

Agent Comments

4   2   2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 03/05/2023

**Property Type:** House (Res)

**Land Size:** 304 sqm approx



**8/125-129 Hawthorn Rd FOREST HILL 3131**  
(REI)

Agent Comments

3   2   2

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Townhouse (Res)

**Land Size:** 211 sqm approx



**5 Calypso Ct FOREST HILL 3131 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 27/05/2023

**Property Type:** House

**Land Size:** 224 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802