## 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

17 Quentin Street, Forest Hill Vic 3131

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hous	se		Suburb	Forest Hill
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	40 Faulkner St FOREST HILL 3131	\$1,120,000	18/10/2023
2	5 Fisher St FOREST HILL 3131	\$1,080,000	18/11/2023
3	21 Lasiandra Av NUNAWADING 3131	\$1,049,000	04/11/2023

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:

09/01/2024 11:00



17 Quentin Street, Forest Hill Vic 3131







Property Type: House Land Size: 679 sqm approx Agent Comments Ash Thompson 9870 6211 0401 205 320 ashthompson@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,200,000

# **Comparable Properties**

	40 Faulkner St FOREST HILL 3131 (REI)	Agent Comments
TO UT	Price: \$1,120,000 Method: Private Sale Date: 18/10/2023 Property Type: House	
	Land Size: 591 sqm approx	
The state	5 Fisher St FOREST HILL 3131 (REI)	Agent Comments
Contraction of the second	<b>1</b> 3 <b>1</b> 2 <b>1</b> 2	
The ST P	Price: \$1,080,000	
A Stationary and a second	Method: Auction Sale	
Contraction of the second second second	Date: 18/11/2023	
	<b>Property Type:</b> House (Res) <b>Land Size:</b> 628 sqm approx	
	21 Lasiandra Av NUNAWADING 3131 (REI)	Agent Comments
		Agent Comments
And the second	Price: \$1,049,000	
	Method: Private Sale	
	Date: 04/11/2023	
	Property Type: House	
Contraction of the second	Land Size: 605 sqm approx	

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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