

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

2/18 Panorama Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$755,000

Property Type Unit

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	6a Tally Ho Ct BURWOOD EAST 3151	\$1,211,000	22/07/2023
2	3/125-129 Hawthorn Rd FOREST HILL 3131	\$1,120,000	15/07/2023
3	4/35 Norma Rd FOREST HILL 3131	\$1,050,000	25/03/2023

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:

10/08/2023 18:39



Property Type: Townhouse
Land Size: 239sqm sqm approx
Agent Comments

Comparable Properties

6a Tally Ho Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,211,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Townhouse (Res)
Land Size: 373 sqm approx



3/125-129 Hawthorn Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Townhouse (Res)



4/35 Norma Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Townhouse (Res)