

# 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 Hansen 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 \$1,700,000

&

\$1,850,000

### Median sale price

Median price \$1,255,500

Property Type House

Suburb Forest Hill

Period - From 01/01/2023

to 31/12/2023

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	9-11 Forest Rd FOREST HILL 3131	\$2,000,000	19/08/2023
2	91 Holland Rd BLACKBURN SOUTH 3130	\$1,945,000	09/01/2024
3	10 Gerald St BLACKBURN 3130	\$1,783,000	14/10/2023

**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:

05/02/2024 11:15



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 746 sqm approx

Agent Comments

## Comparable Properties



**9-11 Forest Rd FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)



**91 Holland Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,945,000

**Method:** Private Sale

**Date:** 09/01/2024

**Property Type:** House

**Land Size:** 652 sqm approx



**10 Gerald St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,783,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 607 sqm approx