

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

20 Marong Terrace, Forest Hill Vic 3131

Indicative selling price

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

Range between \$825,000 & \$900,000

Median sale price

Median price \$783,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2024 to 31/03/2024 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.

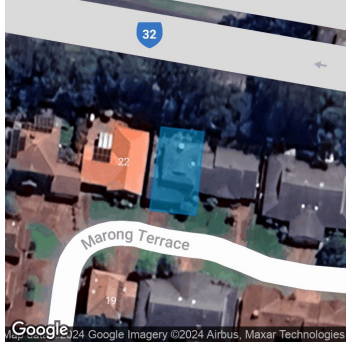
	Address of comparable property	Price	Date of sale
1	3 Bottle Bnd FOREST HILL 3131	\$910,000	17/02/2024
2	2/63 Lasiandra Av FOREST HILL 3131	\$865,000	11/05/2024
3	1/28 Burnt St NUNAWADING 3131	\$841,000	04/05/2024

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:

26/06/2024 11:44



Rooms: 5
Property Type: Townhouse
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$825,000 - \$900,000
Median Unit Price
March quarter 2024: \$783,000

Comparable Properties



3 Bottle Bnd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 257 sqm approx



2/63 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)



1/28 Burnt St NUNAWADING 3131 (REI)

Agent Comments



Price: \$841,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Account - Marshall White | P: 03 9822 9999



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