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

22 Jackson Street, Forest Hill Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$980,000		&		\$1,070,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Forest Hill
Period - From	01/07/2022	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	1 Michael Ct FOREST HILL 3131	\$1,237,000	10/06/2023
2	4 Boyle St FOREST HILL 3131	\$1,175,000	24/06/2023
3	6 Clifford Ct FOREST HILL 3131	\$1,051,000	13/05/2023

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:

20/07/2023 15:41









Property Type: House **Land Size:** 610 sqm approx Agent Comments Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

> Indicative Selling Price \$980,000 - \$1,070,000 Median House Price Year ending June 2023: \$1,150,000

Comparable Properties



1 Michael Ct FOREST HILL 3131 (REI)



Price: \$1,237,000 Method: Auction Sale Date: 10/06/2023 Property Type: House (Res) Land Size: 592 sqm approx Agent Comments

Agent Comments



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4 Boyle St FOREST HILL 3131 (REI)





Price: \$1,175,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 575 sqm approx

6 Clifford Ct FOREST HILL 3131 (REI/VG)



EI/VG) Agent Comments

Price: \$1,051,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res) Land Size: 653 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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