# 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 Longbrae Avenue, Forest Hill Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$850,000		&		\$930,000					
Median sale price										
Median price	\$1,260,000	Pro	Property Type		House		Suburb	Forest Hill		
Period - From	01/04/2023	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	304 Springvale Rd FOREST HILL 3131	\$928,000	25/11/2023
2	358 Springvale Rd FOREST HILL 3131	\$905,000	08/01/2024
3			

OR

**B**<sup>\*</sup> 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:

26/04/2024 14:00





Dallas Taylor

16.45m



**Property Type:** House **Land Size:** 586 sqm approx Agent Comments 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$930,000 Median House Price Year ending March 2024: \$1,260,000

# Comparable Properties

CHEER CONTRACTOR	304 Springvale Rd FOREST HILL 3131 (REI/VG) 3 1 4 Price: \$928,000 Method: Private Sale Date: 25/11/2023 Property Type: House Land Size: 540 sqm approx	Agent Comments
	358 Springvale Rd FOREST HILL 3131 (REI/VG) → 3 → 2 → 2 Price: \$905,000 Method: Private Sale Date: 08/01/2024 Property Type: House Land Size: 536 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 8841 4888

propertydata



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