

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 between \$850,000 & \$930,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Forest Hill

Period - From 01/04/2023 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	304 Springvale Rd FOREST HILL 3131	\$928,000	25/11/2023
2	358 Springvale Rd FOREST HILL 3131	\$905,000	08/01/2024
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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:

26/04/2024 14:00



Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



304 Springvale Rd FOREST HILL 3131
(REI/VG)

Agent Comments



Price: \$928,000

Method: Private Sale

Date: 25/11/2023

Property Type: House

Land Size: 540 sqm approx



358 Springvale Rd FOREST HILL 3131
(REI/VG)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 08/01/2024

Property Type: House

Land Size: 536 sqm approx

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.