

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

27 Heathcote Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between \$780,000 & \$850,000

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	2/63 Lasiandra Av FOREST HILL 3131	\$865,000	11/05/2024
2	44 Lasiandra Av FOREST HILL 3131	\$845,000	20/04/2024
3			

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:

14/06/2024 13:35

27 Heathcote Drive, Forest Hill Vic 3131

**Jellis
Craig**

Grant Lynch
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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending March 2024: \$1,260,000



 3  1  1

Property Type:

Agent Comments

Comparable Properties



2/63 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$865,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)



44 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$845,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 372 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.

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



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