

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

3/12 FINLAYSON STREET FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

4/34 GLEBE STREET FOREST HILL VIC 3131	\$928,000	07-Oct-23
2/1A GLEN VALLEY ROAD FOREST HILL VIC 3131	\$950,000	05-Dec-23
1/319-321 BLACKBURN ROAD BURWOOD EAST VIC 3151	\$900,000	09-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 30 January 2024



**4/34 GLEBE STREET FOREST HILL
VIC 3131**

Sold Price

\$928,000

Sold Date

07-Oct-23

 3  2  1

Distance

0.16km



**2/1A GLEN VALLEY ROAD FOREST
HILL VIC 3131**

Sold Price

^{RS} **\$950,000**

Sold Date

05-Dec-23

 3  2  2

Distance

0.94km



**1/319-321 BLACKBURN ROAD
BURWOOD EAST VIC 3151**

Sold Price

\$900,000

Sold Date

09-Sep-23

 3  2  1

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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