

# 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 Course Close, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

### Median sale price

Median price \$1,255,500

Property Type House

Suburb Forest Hill

Period - From 01/01/2023

to 31/12/2023

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	5 Caller Ct FOREST HILL 3131	\$1,133,000	02/03/2024
2	85 Husband Rd FOREST HILL 3131	\$1,073,000	17/02/2024
3	101 Husband Rd FOREST HILL 3131	\$1,030,000	15/02/2024

**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:

08/03/2024 13:14



**Property Type:**

**Land Size:** 633 sqm approx

**Agent Comments**

## Comparable Properties



**5 Caller Ct FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,133,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**85 Husband Rd FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,073,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**101 Husband Rd FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** House