

## 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 FELICIA GROVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### 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

7 LATHAM COURT FOREST HILL VIC 3131	\$1,500,000	07-Oct-23
11 KINGSCLERE STREET VERMONT VIC 3133	\$1,489,000	09-Sep-23
5 NOWINGI COURT VERMONT VIC 3133	\$1,470,000	25-Nov-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: 23 January 2024



**7 LATHAM COURT FOREST HILL  
VIC 3131**

Sold Price **\$1,500,000** Sold Date **07-Oct-23**

4 2 1

Distance **0.49km**



**11 KINGSCLERE STREET VERMONT  
VIC 3133**

Sold Price **\$1,489,000** Sold Date **09-Sep-23**

4 2 4

Distance **1.3km**



**5 NOWINGI COURT VERMONT VIC  
3133**

Sold Price <sup>RS</sup> **\$1,470,000** Sold Date **25-Nov-23**

4 2 2

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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