

## 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

30 MILL AVENUE 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

\$1,790,000

&

\$1,850,000

### 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

5 BEATRICE COURT BLACKBURN VIC 3130	\$1,815,000	09-Sep-23
6 OLEANDA CRESCENT NUNAWADING VIC 3131	\$1,800,000	24-Aug-23
25 WILPENA PLACE VERMONT SOUTH VIC 3133	\$1,780,000	02-Dec-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: 11 January 2024



**5 BEATRICE COURT BLACKBURN  
VIC 3130**

4 2 2

Sold Price

**\$1,815,000**

Sold Date **09-Sep-23**

Distance **0.84km**



**6 OLEANDA CRESCENT  
NUNAWADING VIC 3131**

4 2 2

Sold Price

**\$1,800,000**

Sold Date **24-Aug-23**

Distance **1.47km**



**25 WILPENA PLACE VERMONT  
SOUTH VIC 3133**

5 2 2

Sold Price

<sup>RS</sup> **\$1,780,000**

Sold Date **02-Dec-23**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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