# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	34 Wingrove Street, Forest Hill Vic 3131
Including suburb and	

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Including suburb and	
postcode	

## Indicative selling price

Property offered for sale

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

Range between \$1,180,000	&	\$1,280,000
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#### Median sale price

Median price	\$1,190,000	Pro	perty Type	House		Suburb	Forest Hill
Period - From	01/04/2024	to	31/03/2025		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 sixmonths 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	41 Ashmore Rd FOREST HILL 3131	\$1,350,000	17/05/2025
2			
3			

#### OR

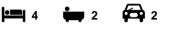
В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 13:46









Property Type: House Land Size: 610 sqm approx

Agent Comments

**Indicative Selling Price** \$1,180,000 - \$1,280,000 **Median House Price** Year ending March 2025: \$1,190,000

# Comparable Properties



41 Ashmore Rd FOREST HILL 3131 (REI)

Price: \$1,350,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments

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.

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