## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 35 Victor Crescent, Forest Hill Vic 3131

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$980,000		&		\$1,075,000			
Median sale p	rice							
Median price	\$1,255,500	Pro	operty Type	Hou	se		Suburb	Forest Hill
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5 Fisher St FOREST HILL 3131	\$1,080,000	18/11/2023
2	8 Michael Ct FOREST HILL 3131	\$1,071,000	26/08/2023
3	177 Mahoneys Rd FOREST HILL 3131	\$1,008,000	16/01/2024

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.

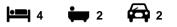
This Statement of Information was prepared on:

12/02/2024 11:56



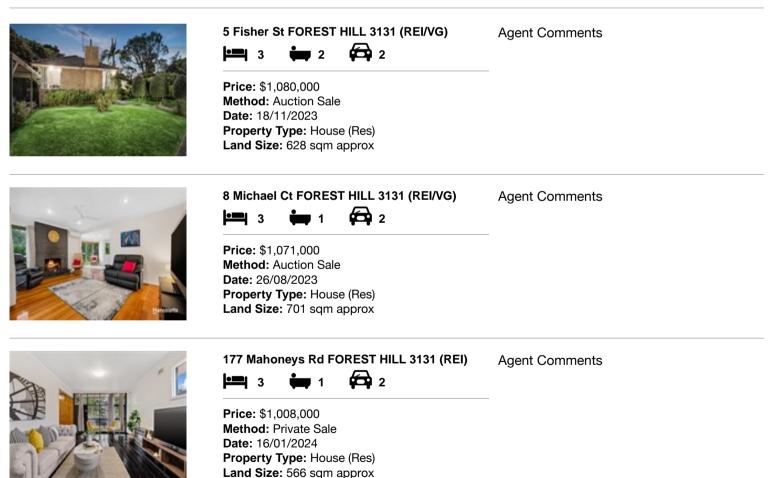






**Property Type:** House **Land Size:** 596 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,075,000 Median House Price Year ending December 2023: \$1,255,500

# **Comparable Properties**



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propertydata

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