

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

36 Lee Ann Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Forest Hill

Period - From 19/02/2023 to 18/02/2024 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	18 Wingrove St FOREST HILL 3131	\$960,000	07/01/2024
2	134 Mahoneys Rd FOREST HILL 3131	\$950,000	09/09/2023
3	304 Springvale Rd FOREST HILL 3131	\$928,000	25/11/2023

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:

19/02/2024 15:57



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

19/02/2023 - 18/02/2024: \$1,260,000

Comparable Properties



18 Wingrove St FOREST HILL 3131 (VG)

Agent Comments

2 - -

Price: \$960,000

Method: Sale

Date: 07/01/2024

Property Type: House (Res)

Land Size: 589 sqm approx



134 Mahoneys Rd FOREST HILL 3131 (REI/VG) Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 413 sqm approx



304 Springvale Rd FOREST HILL 3131 (REI)

Agent Comments

3 1 4

Price: \$928,000

Method: Private Sale

Date: 25/11/2023

Property Type: House

Land Size: 540 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802