

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

4 EVE COURT FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,243,500

Property type

House

Suburb

Forest Hill

Period-from

01 Jun 2023

to

31 May 2024

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

3 COURSE CLOSE FOREST HILL VIC 3131	\$1,020,000	24-Apr-24
53 VICKI STREET FOREST HILL VIC 3131	\$1,020,000	22-May-24
168 MAHONEYS ROAD FOREST HILL VIC 3131	\$1,040,000	10-Apr-24

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: 06 June 2024



3 COURSE CLOSE FOREST HILL VIC 3131

3 1 1

Sold Price ^{RS} **\$1,020,000** Sold Date **24-Apr-24**

Distance **0.43km**



53 VICKI STREET FOREST HILL VIC 3131

3 1 2

Sold Price Sold Date **22-May-24**

Distance **0.43km**



168 MAHONEYS ROAD FOREST HILL VIC 3131

3 1 2

Sold Price ^{RS} **\$1,040,000** Sold Date **10-Apr-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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