

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

40 Faulkner Street, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,237,000

Property Type

House

Suburb

Forest Hill

Period - From

01/04/2023

to

30/06/2023

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	95 Husband Rd FOREST HILL 3131	\$1,221,000	19/08/2023
2	14 Rodney Cl BLACKBURN SOUTH 3130	\$1,220,000	24/06/2023
3	1 Michael Ct FOREST HILL 3131	\$1,237,000	10/06/2023

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:

28/08/2023 14:13



3 1 2

Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
June quarter 2023: \$1,237,000

Comparable Properties



95 Husband Rd FOREST HILL 3131 (REI)

Agent Comments

4 1 1

Price: \$1,221,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 588 sqm approx



14 Rodney Ct BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 2 1

Price: \$1,220,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 536 sqm approx



1 Michael Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$1,237,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 592 sqm approx