

## 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

42 VANBROOK STREET FOREST HILL VIC 3131

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Forest Hill

Period-from

01 Oct 2022

to

30 Sep 2023

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

8 MICHAEL COURT FOREST HILL VIC 3131	\$1,071,000	26-Aug-23
63 HUSBAND ROAD FOREST HILL VIC 3131	\$1,115,000	26-Sep-23
54 VANBROOK STREET FOREST HILL VIC 3131	\$1,100,000	14-Oct-23

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: 26 October 2023



## 8 MICHAEL COURT FOREST HILL VIC 3131

3 1 2

Sold Price

<sup>RS</sup>

**\$1,071,000**

Sold Date

**26-Aug-23**

Distance

**0.4km**



## 63 HUSBAND ROAD FOREST HILL VIC 3131

3 1 2

Sold Price

<sup>RS</sup>

**\$1,115,000**

Sold Date

**26-Sep-23**

Distance

**0.17km**



## 54 VANBROOK STREET FOREST HILL VIC 3131

3 1 2

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date

**14-Oct-23**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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