

# 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

44 Lasiandra Avenue, 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)

Range between \$820,000 & \$890,000

### Median sale price

Median price \$835,000 Property Type Unit Suburb Forest Hill

Period - From 24/01/2023 to 23/01/2024 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	1/19 Nurlendi Rd VERMONT 3133	\$890,000	16/12/2023
2	1/5 Ferris Av MITCHAM 3132	\$850,000	11/10/2023
3	1/1 Norma Rd FOREST HILL 3131	\$820,000	07/10/2023

**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:

24/01/2024 13:30



3   1   2

**Property Type:** UNIT

Agent Comments

**Indicative Selling Price**

\$820,000 - \$890,000

**Median Unit Price**

24/01/2023 - 23/01/2024: \$835,000

## Comparable Properties



**1/19 Nurlendi Rd VERMONT 3133 (REI)**

Agent Comments

3   2   3

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 383 sqm approx



**1/5 Ferris Av MITCHAM 3132 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** Unit

**Land Size:** 262 sqm approx



**1/1 Norma Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 07/10/2023

**Property Type:** Unit

**Land Size:** 279 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700