

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 44A Lasiandra Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Forest Hill

Period - From 01/10/2023 to 31/12/2023 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	35 View Rd VERMONT 3133	\$772,000	14/10/2023
2	21 Tilson Dr VERMONT 3133	\$742,000	02/02/2024
3	51 Tilson Dr VERMONT 3133	\$739,000	31/01/2024

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: 05/03/2024 08:53



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44A Lasiandra Avenue, Forest Hill

Additional information

Council Rates: \$TBC pa (Refer S32)

Water Rates: \$187pq plus usage approx. (Refer S32)

Land Size: 382sqm approx.

Large open-plan living
Kitchen with abundant storage
Great natural light
Large master bedroom with WIR
2nd bedroom with BIR
Central Bathroom (semi-ensuite)
Separate toilet
Paved entertaining area
Gas ducted heating
Air conditioning
Single car garage

Rental Estimate

\$TBC pwk based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Close proximity to

Schools

Mount Pleasant Rd Nunawading Primary- (670m)

St Timothy's School –(720m)

Emmaus College- Springvale Rd, Vermont South (1.75km)

Vermont Secondary College- Morack Rd, Vermont (2.5km)

Shops

Brentford Square Shopping Centre (350m)

Forest Hill Chase- Canterbury Rd, Forest Hill (1.9km)

Burwood One- Burwood Hwy, Burwood East (4.9km)

The Glen- Springvale Rd, Glen Waverley (5.8km)

Parks

Felicia Dale Reserve - (270m)

Stephens Reserve (1.1km)

Transport

Nunawading Train Station (2.3km)

Blackburn Train Station (4.1km)

Bus 765 Mitcham to Box Hill via Brentford Square



Cameron Way
0418 052 380



Luke Banitsiotis
0402 261 116

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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