

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

45 Vicki Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,186,500 Property Type House Suburb Forest Hill

Period - From 01/10/2022 to 30/09/2023 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	4 Stringybark CI FOREST HILL 3131	\$1,320,000	23/09/2023
2	22 Jackson St FOREST HILL 3131	\$1,280,000	02/09/2023
3	8 De Felice Ct FOREST HILL 3131	\$1,200,000	30/08/2023

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:

08/11/2023 14:00



Property Type:

Land Size: 605 sqm approx

Agent Comments

Comparable Properties



4 Stringybark CI FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 450 sqm approx



22 Jackson St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 603 sqm approx



8 De Felice Ct FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: House (Res)

Land Size: 595 sqm approx