

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

46 MENIN ROAD FOREST HILL VIC 3131

Indicative selling price

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

Single Price

or range
between

\$920,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,500

Property type

House

Suburb

Forest Hill

Period-from

26 Sep 2023

to

26 Mar 2024

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

14 MUTUAL COURT FOREST HILL VIC 3131	\$1,000,000	15-Jan-24
4 JUDY COURT VERMONT VIC 3133	\$1,000,000	27-Jan-24
35 VICTOR CRESCENT FOREST HILL VIC 3131	\$1,090,000	23-Mar-24

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 Mar 2024



**14 MUTUAL COURT FOREST HILL
VIC 3131**

3 1 1

Sold Price

\$1,000,000

Sold Date

15-Jan-24

Distance

0.88km



4 JUDY COURT VERMONT VIC 3133

3 2 2

Sold Price

^{RS} **\$1,000,000**

Sold Date

27-Jan-24

Distance

1.11km



**35 VICTOR CRESCENT FOREST
HILL VIC 3131**

4 2 3

Sold Price

^{RS} **\$1,090,000**

Sold Date

23-Mar-24

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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