

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

75 Vanbrook Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,050,000 & \$1,120,000

Median sale price

Median price \$1,325,000 Property Type House 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	63 Husband Rd FOREST HILL 3131	\$1,115,000	26/09/2023
2	54 Vanbrook St FOREST HILL 3131	\$1,100,000	14/10/2023
3	42 Timbertop Dr VERMONT 3133	\$1,050,000	27/10/2023

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:

29/01/2024 16:27



 5  2  2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,120,000
Median House Price
December quarter 2023: \$1,325,000

Comparable Properties



63 Husband Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,115,000
Method: Private Sale
Date: 26/09/2023
Property Type: House (Res)
Land Size: 586 sqm approx

54 Vanbrook St FOREST HILL 3131 (VG)

Agent Comments

 3  -  -

Price: \$1,100,000
Method: Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 647 sqm approx



42 Timbertop Dr VERMONT 3133 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,050,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)
Land Size: 527 sqm approx

Account - Barry Plant | P: 03 9842 8888