

## 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

8/125-129 HAWTHORN ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jul 2022

to

30 Jun 2023

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

5/307-309 CANTERBURY ROAD FOREST HILL VIC 3131	\$855,000	07-Jun-23
17 SANDON CIRCUIT FOREST HILL VIC 3131	\$875,000	01-Apr-23
2A ADRIAN AVENUE BLACKBURN SOUTH VIC 3130	\$870,000	25-May-23

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: 15 July 2023



**5/307-309 CANTERBURY ROAD  
FOREST HILL VIC 3131**

 3  1  2

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date **07-Jun-23**

Distance **1.44km**



**17 SANDON CIRCUIT FOREST HILL  
VIC 3131**

 3  2  2

Sold Price

**\$875,000**

Sold Date **01-Apr-23**

Distance **1.09km**



**2A ADRIAN AVENUE BLACKBURN  
SOUTH VIC 3130**

 2  1  2

Sold Price

**\$870,000**

Sold Date **25-May-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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