

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

8/41-45 Glebe Street, Forest Hill Vic 3131
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Indicative selling price

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

Range between

\$690,000

 &

\$750,000

Median sale price

Median price

\$780,500

 Property Type

Unit

 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	4/88-90 Mount Pleasant Rd NUNAWADING 3131	\$730,000	17/11/2023
2	9/92-94 Main St BLACKBURN 3130	\$722,000	11/11/2023
3	4/19-21 Glen Ebor Av BLACKBURN 3130	\$700,000	23/11/2023

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:

04/12/2023 15:45



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Property Type:
Land Size: 215 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending September 2023: \$780,500

Comparable Properties



**4/88-90 Mount Pleasant Rd NUNAWADING
3131 (REI)**

Agent Comments

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Price: \$730,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: Unit



9/92-94 Main St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$722,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit



4/19-21 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 23/11/2023
Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700