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

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 betwee		\$1,200,000	&	\$1,300,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,260,000	Prop	erty type	e House		Suburb	Forest Hill	
Period-from	01 Jun 2023	to	31 May 2	024	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
48 BARTER CRESCENT FOREST HILL VIC 3131	\$1,282,000	12-Aug-23
38 DEANSWOOD ROAD FOREST HILL VIC 3131	\$1,225,000	06-Apr-24
46 MENIN ROAD FOREST HILL VIC 3131	\$1,220,000	27-Apr-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: 12 June 2024



consumer.vic.gov.au

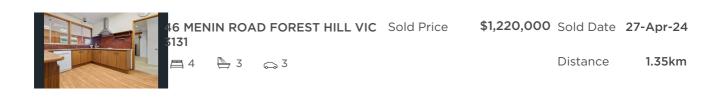
Waverley City Yvonne Wei M 0413 411 298 E yvonne@waverleycity.com.au



	48 BARTER CRESCENT FOREST HILL VIC 3131		Sold Price	\$1,282,000	Sold Date	12-Aug-23	
WOY LOS	昌 3	2	⇔ 2			Distance	0.11km



38 DEANSWOOD ROAD FOREST HILL VIC 3131	Sold Price	^{RS} \$1,225,000 Sold Date 06-Apr-24
🛱 4 🏷 2 🞧 2		Distance 0.75km



RS = Recent sale UN = Undisclosed Sale

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