

## 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 SHERMAN STREET 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jun 2023

to

31 May 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

101 HUSBAND ROAD FOREST HILL VIC 3131	\$1,030,000	12-Feb-24
3 OLYMPIC COURT FOREST HILL VIC 3131	\$1,025,000	23-Mar-24
75 VANBROOK STREET FOREST HILL VIC 3131	\$1,070,000	20-Feb-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: 17 June 2024



**101 HUSBAND ROAD FOREST HILL  
VIC 3131**

3 1 1

Sold Price

**\$1,030,000**

Sold Date

**12-Feb-24**

Distance

**0.25km**



**3 OLYMPIC COURT FOREST HILL  
VIC 3131**

3 1 -

Sold Price

**\$1,025,000**

Sold Date

**23-Mar-24**

Distance

**1.51km**



**75 VANBROOK STREET FOREST  
HILL VIC 3131**

3 1 2

Sold Price

**\$1,070,000**

Sold Date

**20-Feb-24**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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