

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

2/377 SPRINGVALE ROAD FOREST HILL VIC 3131

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
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jul 2021

to

30 Jun 2022

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

3 LYELL WALK FOREST HILL VIC 3131	\$790,000	23-Jun-22
2/5 EDEN COURT FOREST HILL VIC 3131	\$785,000	14-May-22
5/490 MITCHAM ROAD MITCHAM VIC 3132	\$775,000	11-Jun-22

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: 27 July 2022



3 LYELL WALK FOREST HILL VIC 3131

Sold Price

^{RS}

\$790,000

Sold Date

23-Jun-22

3

1

1

Distance

0.48km



2/5 EDEN COURT FOREST HILL VIC 3131

Sold Price

\$785,000

Sold Date

14-May-22

3

1

2

Distance

0.84km



5/490 MITCHAM ROAD MITCHAM VIC 3132

Sold Price

^{RS}

\$775,000

Sold Date

11-Jun-22

3

2

2

Distance

2.59km

RS = Recent sale

UN = Undisclosed Sale

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