

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

20 Ansett Crescent, Forest Hill Vic 3131

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,006,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2020

to

30/06/2020

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.

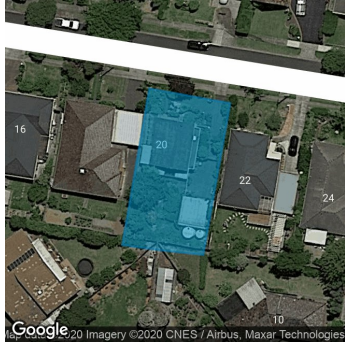
	Address of comparable property	Price	Date of sale
1	8 Radiant Cr FOREST HILL 3131	\$1,090,000	11/04/2020
2	16 Ansett Cr FOREST HILL 3131	\$971,000	13/06/2020
3	76 Barter Cr FOREST HILL 3131	\$930,000	17/07/2020

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:

08/10/2020 11:08



Property Type: House

Land Size: 662 sqm approx

Agent Comments

Comparable Properties

8 Radiant Cr FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 11/04/2020

Property Type: House

Land Size: 707 sqm approx



16 Ansett Cr FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$971,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House

Land Size: 662 sqm approx



76 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$930,000

Method: Sold Before Auction

Date: 17/07/2020

Property Type: House (Res)

Land Size: 590 sqm approx