

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

12 Paul Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Forest Hill

Period - From 01/10/2023

to

31/12/2023

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	26 Faulkner St BLACKBURN SOUTH 3130	\$2,399,000	17/02/2024
2	30 Forest Glen Av BLACKBURN SOUTH 3130	\$2,102,000	21/12/2023
3	9 Hampshire Rd FOREST HILL 3131	\$2,005,000	25/11/2023

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:

26/03/2024 21:23



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Property Type: House (Res)

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2023: \$1,325,000

Comparable Properties



26 Faulkner St BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 3 2

Price: \$2,399,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 615 sqm approx



30 Forest Glen Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 2 2

Price: \$2,102,000

Method: Auction Sale

Date: 21/12/2023

Property Type: House (Res)

Land Size: 740 sqm approx



9 Hampshire Rd FOREST HILL 3131 (REI/VG)

Agent Comments

5 3 2

Price: \$2,005,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 585 sqm approx