

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 Mill Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$973,000

Property Type House

Suburb Forest Hill

Period - From 01/10/2019

to

30/09/2020

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	2 Esk Ct FOREST HILL 3131	\$1,051,000	20/10/2020
2	76 Barter Cr FOREST HILL 3131	\$930,000	17/07/2020
3	53 Raleigh St FOREST HILL 3131	\$871,000	19/10/2020

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:

06/11/2020 10:47

12 Mill Avenue, Forest Hill Vic 3131



Grant Lynch

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2020: \$973,000



3 2 2

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



2 Esk Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,051,000

Method: Sold Before Auction

Date: 20/10/2020

Property Type: House (Res)

Land Size: 660 sqm approx



76 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$930,000

Method: Sold Before Auction

Date: 17/07/2020

Property Type: House (Res)

Land Size: 590 sqm approx



53 Raleigh St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$871,000

Method: Private Sale

Date: 19/10/2020

Property Type: House

Land Size: 590 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.