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

358 Springvale Road, Forest Hill Vic 3131

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$890,000		&		\$979,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Ηοι	ISE		Suburb	Forest Hill
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	304 Springvale Rd FOREST HILL 3131	\$928,000	25/11/2023
2			
3			

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:

28/11/2023 10:13









Property Type: Agent Comments

Indicative Selling Price \$890,000 - \$979,000 Median House Price September quarter 2023: \$1,200,000

Comparable Properties



304 Springvale Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$928,000 Method: Private Sale Date: 25/11/2023 Property Type: House Land Size: 540 sqm approx

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.

Account - O'Brien Real Estate Vermont | P: 03 9087 1087





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