

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 3/2-4 Glen Valley Road, 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 \$685,000 Property Type Unit Suburb Forest Hill

Period - From 01/10/2024 to 31/12/2024 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	2/61 Ranfurlie Ct FOREST HILL 3131	\$960,000	26/10/2024
2	1/1A Carween Av MITCHAM 3132	\$950,000	21/09/2024
3	1/46 Lorikeet St NUNAWADING 3131	\$830,000	11/09/2024

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: 22/01/2025 16:21



 3  2  2

Property Type: Unit
Land Size: 316 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2024: \$685,000

Comparable Properties



2/61 Ranfurly Ct FOREST HILL 3131 (REI)

Agent Comments

 3  2  2

Price: \$960,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit
Land Size: 210 sqm approx



1/1A Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit
Land Size: 325 sqm approx



1/46 Lorikeet St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 11/09/2024
Property Type: Unit
Land Size: 251 sqm approx

Account - Barry Plant | P: 03 9842 8888