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

48 Lasiandra Avenue, Forest Hill Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,120,000	Pro	operty Type	Hou	se		Suburb	Forest Hill
Period - From	01/10/2020	to	30/09/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	181 Mahoneys Rd FOREST HILL 3131	\$1,135,000	24/07/2021
2	93 Jolimont Rd FOREST HILL 3131	\$1,090,000	14/08/2021
3	10 Clifford Ct FOREST HILL 3131	\$1,060,000	30/10/2021

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:

18/01/2022 20:53



Mc**Grath**





Property Type: Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending September 2021: \$1,120,000

Comparable Properties



181 Mahoneys Rd FOREST HILL 3131 (REI/VG) Agent Comments



Price: \$1,135,000 Method: Auction Sale Date: 24/07/2021 Property Type: House (Res) Land Size: 610 sqm approx

93 Jolimont Rd FOREST HILL 3131 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,090,000 Method: Auction Sale Date: 14/08/2021 Property Type: House (Res) Land Size: 639 sqm approx



10 Clifford Ct FOREST HILL 3131 (REI)



Price: \$1,060,000 Method: Auction Sale Date: 30/10/2021 Property Type: House (Res) Land Size: 682 sgm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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