

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,120,000

Property Type House

Suburb Forest Hill

Period - From 01/10/2020

to

30/09/2021

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	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



**Property Type:**

Agent Comments

## 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



**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)** Agent Comments



**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** House (Res)

**Land Size:** 682 sqm approx