

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

32A Wingrove Street, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Forest Hill

Period - From

01/01/2022

to

31/03/2022

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	22 Mock St FOREST HILL 3131	\$881,000	30/04/2022
2	11 Lusk Dr VERMONT 3133	\$832,000	09/04/2022
3	32 Wingrove St FOREST HILL 3131	\$730,000	23/04/2022

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:

26/05/2022 14:58



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Property Type: House
Land Size: 321 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$820,000
Median House Price
March quarter 2022: \$1,175,000

Comparable Properties



22 Mock St FOREST HILL 3131 (REI)

Agent Comments

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Price: \$881,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 415 sqm approx



11 Lusk Dr VERMONT 3133 (REI)

Agent Comments

 3  1  1

Price: \$832,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 318 sqm approx



32 Wingrove St FOREST HILL 3131 (REI)

Agent Comments

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Price: \$730,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 276 sqm approx

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