

# 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

12 Jackson Street, 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 \$960,000

&

\$1,050,000

### Median sale price

Median price \$1,065,500

Property Type House

Suburb Forest Hill

Period - From 01/01/2021

to

31/03/2021

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	36 Faulkner St FOREST HILL 3131	\$1,140,000	27/02/2021
2	7 Hampshire Rd FOREST HILL 3131	\$1,006,000	27/02/2021
3	39 Thornhill Dr FOREST HILL 3131	\$950,000	17/02/2021

**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:

16/04/2021 10:49

12 Jackson Street, Forest Hill Vic 3131

**Jellis  
Craig**

Charles Shi

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**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median House Price**

March quarter 2021: \$1,065,500



 3  1  2

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

Agent Comments

## Comparable Properties



**36 Faulkner St FOREST HILL 3131 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**7 Hampshire Rd FOREST HILL 3131 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,006,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**39 Thornhill Dr FOREST HILL 3131 (REI)**

Agent Comments

 3  1  1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 17/02/2021

**Property Type:** House (Res)

**Land Size:** 667 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700