

# 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

4 Charlottes Way, 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)

Single price

\$1,030,000

### Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Forest Hill

Period - From

01/01/2020

to

31/12/2020

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	50 Thornhill Dr FOREST HILL 3131	\$1,045,000	16/11/2020
2	25 Charlottes Way FOREST HILL 3131	\$1,040,000	01/03/2021
3	428 Canterbury Rd FOREST HILL 3131	\$1,015,000	18/03/2021

**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:

10/04/2021 16:54



**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,030,000  
**Median House Price**  
Year ending December 2020: \$1,000,000

## Comparable Properties

50 Thornhill Dr FOREST HILL 3131 (VG)

**Agent Comments**



**Price:** \$1,045,000  
**Method:** Sale  
**Date:** 16/11/2020  
**Property Type:** House (Res)  
**Land Size:** 240 sqm approx



25 Charlottes Way FOREST HILL 3131 (REI)

**Agent Comments**



**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 01/03/2021  
**Property Type:** House (Res)



428 Canterbury Rd FOREST HILL 3131 (REI)

**Agent Comments**



**Price:** \$1,015,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2021  
**Property Type:** House (Res)  
**Land Size:** 303 sqm approx