

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

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

4 Charlottes Way, Forest Hill Vic 3131

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,030,000

Median House Price

Year ending December 2020: \$1,000,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties

50 Thornhill Dr FOREST HILL 3131 (VG)

Agent Comments

 4  -  -

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

 3  2  2

Price: \$1,040,000

Method: Private Sale

Date: 01/03/2021

Property Type: House (Res)



428 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,015,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: House (Res)

Land Size: 303 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802