

# 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

5 Bristol Court, 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 \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,191,500

Property Type House

Suburb Forest Hill

Period - From 14/10/2021

to

13/10/2022

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	10 Leewarra Dr GLEN WAVERLEY 3150	\$1,630,000	18/06/2022
2	6 Kooroora Ct VERMONT 3133	\$1,550,000	08/10/2022
3	18 Hartland Rd VERMONT SOUTH 3133	\$1,544,000	14/05/2022

**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:

14/10/2022 16:54