

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

1/8 Jackson Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$780,000

&

\$858,000

Median sale price

Median price \$741,000

Property Type Unit

Suburb Forest Hill

Period - From 03/03/2020

to

02/03/2021

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	2/367 Canterbury Rd FOREST HILL 3131	\$855,000	02/11/2020
2	1/3 Heather Gr NUNAWADING 3131	\$850,000	04/12/2020
3	13/14 Justina St BLACKBURN 3130	\$782,000	11/02/2021

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:

03/03/2021 11:52



3 2 2

Property Type: Unit
Land Size: 251 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median Unit Price
03/03/2020 - 02/03/2021: \$741,000

Comparable Properties



2/367 Canterbury Rd FOREST HILL 3131 (VG) **Agent Comments**

3 - -

Price: \$855,000
Method: Sale
Date: 02/11/2020
Property Type: Flat/Unit/Apartment (Res)



1/3 Heather Gr NUNAWADING 3131 (REI/VG) **Agent Comments**

3 2 2

Price: \$850,000
Method: Sold Before Auction
Date: 04/12/2020
Property Type: Unit
Land Size: 268 sqm approx



13/14 Justina St BLACKBURN 3130 (REI) **Agent Comments**

2 1 2

Price: \$782,000
Method: Sold Before Auction
Date: 11/02/2021
Property Type: Unit
Land Size: 246 sqm approx