

# 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

15 Everglade Avenue, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,030,000

### Median sale price

Median price

\$1,154,000

Property Type

House

Suburb

Forest Hill

Period - From

24/07/2022

to

23/07/2023

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	1 Michael Ct FOREST HILL 3131	\$1,237,000	10/06/2023
2	37 Parkmore Rd FOREST HILL 3131	\$1,080,000	15/03/2023
3	314 Canterbury Rd FOREST HILL 3131	\$990,000	30/05/2023

**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:

24/07/2023 14:45



**Property Type:** House (Res)

**Land Size:** 593 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,030,000

**Median House Price**

24/07/2022 - 23/07/2023: \$1,154,000

## Comparable Properties



**1 Michael Ct FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,237,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**37 Parkmore Rd FOREST HILL 3131 (REI/VG)**

**Agent Comments**



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** House

**Land Size:** 588 sqm approx



**314 Canterbury Rd FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$990,000

**Method:** Private Sale

**Date:** 30/05/2023

**Property Type:** House (Res)

**Account - Barry Plant | P: 03 9842 8888**