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

41 Thornhill Drive, Forest Hill Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$960,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Forest Hill
Period - From	01/01/2020	to	31/12/2020)	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	35 Vanbrook St FOREST HILL 3131	\$1,045,000	17/12/2020
2	1 Mill Av FOREST HILL 3131	\$1,031,000	12/12/2020
3	8 Valma Ct FOREST HILL 3131	\$1,015,000	11/11/2020

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:

20/01/2021 11:27



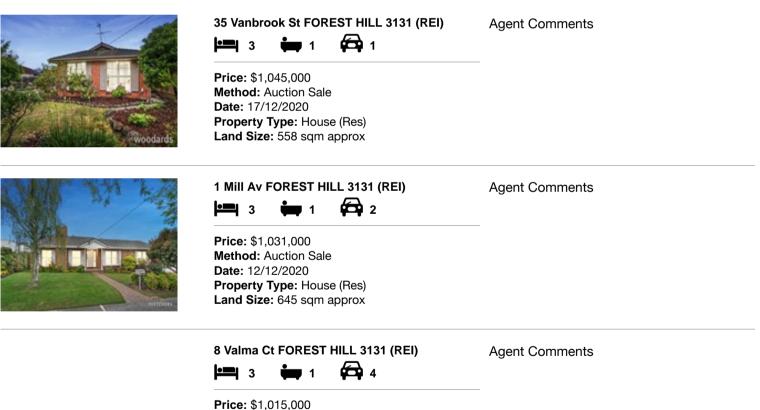






Property Type: Agent Comments Indicative Selling Price \$960,000 - \$1,050,000 Median House Price Year ending December 2020: \$1,000,000

Comparable Properties



Price: \$1,015,000 Method: Sold Before Auction Date: 11/11/2020 Property Type: House (Res) Land Size: 865 sqm approx

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.