

# 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

361 Springvale Road, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,015,000

Property Type House

Suburb Forest Hill

Period - From 01/10/2020

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	31 Betula Av NUNAWADING 3131	\$1,100,000	20/02/2021
2	2 Yardley Ct FOREST HILL 3131	\$1,050,000	04/03/2021
3	198 Blackburn Rd BLACKBURN SOUTH 3130	\$1,035,000	19/03/2021

**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:

29/03/2021 13:34



 5  1  1

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 608 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2020: \$1,015,000

## Comparable Properties



**31 Betula Av NUNAWADING 3131 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**2 Yardley Ct FOREST HILL 3131 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



**198 Blackburn Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,035,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2021  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx