Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,035,000

Property offered for sale

Springvale Road, Forest Hill Vic 3131
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,015,000	Pro	perty 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)

198 Blackburn Rd BLACKBURN SOUTH 3130

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.

Add	dress 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

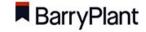
OR

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



19/03/2021







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)





Price: \$1,100,000 Method: Auction Sale Date: 20/02/2021

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



2 Yardley Ct FOREST HILL 3131 (REI)



Price: \$1,050,000 Method: Private Sale Date: 04/03/2021

Rooms: 5

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments



198 Blackburn Rd BLACKBURN SOUTH 3130

(REI)

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Price: \$1,035,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



