

# 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

26 Bessazile Avenue, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,065,500 Property Type House Suburb Forest Hill

Period - From 01/01/2021 to 31/03/2021 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	10 Parkmore Rd FOREST HILL 3131	\$1,160,000	10/04/2021
2	13 Longbrae Av FOREST HILL 3131	\$1,150,000	06/05/2021
3	4 Norma Rd FOREST HILL 3131	\$1,140,500	01/05/2021

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:

13/05/2021 17:45



**Rooms:** 2  
**Property Type:** house  
**Land Size:** 647 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2021: \$1,065,500

## Comparable Properties



**10 Parkmore Rd FOREST HILL 3131 (REI)**

[Agent Comments](#)



**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**13 Longbrae Av FOREST HILL 3131 (REI)**

[Agent Comments](#)



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 06/05/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**4 Norma Rd FOREST HILL 3131 (REI)**

[Agent Comments](#)



**Price:** \$1,140,500  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx