

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

4/14 Weigela Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$812,000

Property Type Unit

Suburb Forest Hill

Period - From 01/10/2019

to 31/12/2019

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	12/39-41 Mount Pleasant Rd NUNAWADING 3131	\$713,000	07/12/2019
2	5/231-239 Canterbury Rd BLACKBURN 3130	\$710,000	16/11/2019
3	7/104 Mount Pleasant Rd NUNAWADING 3131	\$663,000	09/11/2019

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:

29/02/2020 14:43



 2  1  2

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$670,000 - \$720,000
Median Unit Price
December quarter 2019: \$812,000

Comparable Properties



12/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$713,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 3
Property Type: Unit



5/231-239 Canterbury Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  2

Price: \$710,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 3
Property Type: Unit



7/104 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$663,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 4
Property Type: Unit