

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

39 Norma Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,203,750 Property Type House Suburb Forest Hill

Period - From 01/01/2021 to 31/12/2021 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	40 Faulkner St FOREST HILL 3131	\$1,100,000	10/12/2021
2	8 Sherman St FOREST HILL 3131	\$1,065,000	18/12/2021
3	233 Springvale Rd NUNAWADING 3131	\$975,000	26/11/2021

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:

21/03/2022 19:39



3 1 2

Property Type: House

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



40 Faulkner St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 4

Price: \$1,100,000

Method: Private Sale

Date: 10/12/2021

Property Type: House

Land Size: 591 sqm approx



8 Sherman St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 3

Price: \$1,065,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 589 sqm approx



233 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$975,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: House (Res)

Land Size: 701 sqm approx