

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

4/35 Norma Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$920,000 Property Type Townhouse Suburb Forest Hill

Period - From 01/03/2022 to 28/02/2023 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	1/11 Jackson St FOREST HILL 3131	\$902,000	08/10/2022
2	1a Teal Ct FOREST HILL 3131	\$895,000	08/09/2022
3	31 Jade Cirt BURWOOD EAST 3151	\$880,000	21/10/2022

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:

01/03/2023 11:28

4/35 Norma Road, Forest Hill Vic 3131

McGrath

Jimmy Liu
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3 3 2

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

Indicative Selling Price
\$850,000 - \$920,000
Median Townhouse Price
01/03/2022 - 28/02/2023: \$920,000

Comparable Properties



1/11 Jackson St FOREST HILL 3131 (REI/VG) **Agent Comments**

3 2 1

Price: \$902,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 306 sqm approx



1a Teal Ct FOREST HILL 3131 (REI/VG) **Agent Comments**

3 1 2

Price: \$895,000
Method: Private Sale
Date: 08/09/2022
Property Type: House
Land Size: 299 sqm approx



31 Jade Cirt BURWOOD EAST 3151 (REI/VG) **Agent Comments**

3 2 2

Price: \$880,000
Method: Private Sale
Date: 21/10/2022
Property Type: Townhouse (Single)
Land Size: 181 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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