Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/35 Norma Road, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000	&	\$920,000
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Median sale price

Median price	\$920,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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.

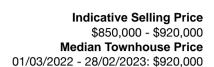
This Statement of Information was prepared on:	01/03/2023 11:28



Date of sale

McGrath

Jimmy Liu 0405410688 jimmyliu@mcgrath.com.au







Comparable Properties



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

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)

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

Agent Comments

Agent Comments



31 Jade Cirt BURWOOD EAST 3151 (REI/VG)

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



