

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

9 Bottle Bend, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Forest Hill

Period - From

23/12/2020

to

22/12/2021

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	6/125-129 Hawthorn Rd FOREST HILL 3131	\$970,000	04/12/2021
2	18 Illowra Wlk BLACKBURN SOUTH 3130	\$968,000	26/06/2021
3	3a Bessazile Av FOREST HILL 3131	\$945,000	10/07/2021

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:

23/12/2021 19:44



3 2 2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$990,000
Median Unit Price
23/12/2020 - 22/12/2021: \$770,000

Comparable Properties



6/125-129 Hawthorn Rd FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$970,000
Method: Auction Sale
Date: 04/12/2021
Property Type: Townhouse (Res)
Land Size: 196 sqm approx



18 Illowra Wik BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$968,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Townhouse (Res)
Land Size: 179 sqm approx



3a Bessazile Av FOREST HILL 3131 (REI)

Agent Comments

3 2 1

Price: \$945,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017