

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

8 Felicia Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2022

to 30/06/2022

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	22 Mock St FOREST HILL 3131	\$881,000	30/04/2022
2	32a Wingrove St FOREST HILL 3131	\$861,000	03/06/2022
3	32 Wingrove St FOREST HILL 3131	\$730,000	23/04/2022

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:

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Indicative Selling Price

\$790,000 - \$850,000

Median House Price

June quarter 2022: \$1,120,000



 3  1  1

Property Type: House

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



22 Mock St FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$881,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 415 sqm approx



32a Wingrove St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$861,000

Method: Sold Before Auction

Date: 03/06/2022

Property Type: House (Res)

Land Size: 321 sqm approx



32 Wingrove St FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  -

Price: \$730,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 276 sqm approx