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	8 Felicia Grove, Forest Hill Vic 3131
Including suburb and	
postcode	
9	

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	Pro	perty 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

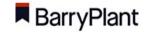
Add	dress of comparable property	Price	Date of sale
1	22 Mock St FOREST HILL 3131	\$881,000	30/04/2022
2	32a Wingrove St FOREST HILL 3131	\$861,000	03/06/2022
3	32 Wingrove St FOREST HILL 3131	\$730,000	23/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/08/2022 10:38





Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@barryplant.com.au

Indicative Selling Price \$790,000 - \$850,000 **Median House Price** June quarter 2022: \$1,120,000





Property Type: House Land Size: 399 sqm approx

Agent Comments

Comparable Properties



22 Mock St FOREST HILL 3131 (REI/VG)





Price: \$881,000 Method: Auction Sale Date: 30/04/2022

Property Type: House (Res) Land Size: 415 sqm approx

Agent Comments



32a Wingrove St FOREST HILL 3131 (REI)





Price: \$861,000

Method: Sold Before Auction

Date: 03/06/2022

Property Type: House (Res) Land Size: 321 sqm approx

Agent Comments



32 Wingrove St FOREST HILL 3131 (REI/VG)



Price: \$730.000 Method: Auction Sale Date: 23/04/2022

Property Type: House (Res) Land Size: 276 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



