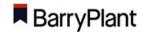
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Proper | ty offer | ed for s | sale | | | | | | | | | | | |
|---|--|----------|--|------|--------------------------------|------|----------------------|-----------|------|------|------------------|---|--------------|--|
| Address Including suburb and postcode | | | 12/125-129 Hawthorn Road, Forest Hill Vic 3131 | | | | | | | | | | | |
| Indicati | ive sell | ing pric | e | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | | | | |
| Range between \$780,0 | | | 000 | | & | & \$ | | \$858,000 | | | | | | |
| Median sale price | | | | | | | | | | | | | | |
| Media | an price | \$930,00 | 00 | Pro | operty Type | Unit | | | Sub | ourb | Forest Hil | l | | |
| Period | - From | 01/10/2 | 020 | to | 31/12/2020 | | Sc | ource | REI | V | | | | |
| Compa | rable p | roperty | sales | (*De | lete A or B | belo | w as ap _l | plica | ble) | | | | | |
| A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | | | | | | | | | |
| Address of comparable property | | | | | | | | | | Pr | ice | | Date of sale | |
| 1 | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | |
| OR | | | | | | | | | | | | | | |
| В* | | _ | _ | | epresentative wo kilometres | | • | | | | | | • | |
| | This Statement of Information was prepared on: | | | | | | | | on: | | 29/01/2021 11:08 | | | |









Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price \$780,000 - \$858,000 Median Unit Price December quarter 2020: \$930,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



