### 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	

#### Indicative selling price

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

	Range between	\$800,000	&	\$880,000
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#### Median sale price

Median price	\$854,000	Pro	perty Type	Unit		Suburb	Forest Hill
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	4/35 Glenburnie Rd MITCHAM 3132	\$932,500	01/12/2020
2	4/34 Glen Valley Rd FOREST HILL 3131	\$922,500	07/12/2020
3	1/9 Haros Av NUNAWADING 3131	\$910,000	17/01/2021

#### 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:	20/04/2021 12:35





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**Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** March quarter 2021: \$854,000





Property Type: Unit Agent Comments

# Comparable Properties



4/35 Glenburnie Rd MITCHAM 3132 (REI/VG)

**(2)** 

Price: \$932,500 Method: Private Sale Date: 01/12/2020 Property Type: Unit

Land Size: 316 sqm approx

**Agent Comments** 



4/34 Glen Valley Rd FOREST HILL 3131 (VG)

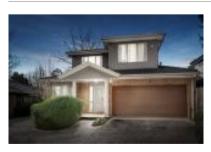




Price: \$922.500 Method: Sale Date: 07/12/2020

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



1/9 Haros Av NUNAWADING 3131 (VG)

**-**3







Price: \$910,000 Method: Sale Date: 17/01/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



