

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 Cumberland Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Forest Hill

Period - From 01/07/2024 to 30/09/2024 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	4 Deauville St FOREST HILL 3131	\$985,000	05/10/2024
2	4 Lower Ct NUNAWADING 3131	\$957,500	29/07/2024
3			

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.

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Elliot Kyriakou
03 9877 1277
0425 779 464

elliotkyriakou@mcgrath.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2024: \$1,190,000



Property Type: Hobby Farm < 20 ha

Land Size: 681 sqm approx

[Agent Comments](#)

Comparable Properties



4 Deauville St FOREST HILL 3131 (REI)

[Agent Comments](#)



Price: \$985,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 639 sqm approx



4 Lower Ct NUNAWADING 3131 (REI)

[Agent Comments](#)



Price: \$957,500

Method: Private Sale

Date: 29/07/2024

Property Type: House

Land Size: 654 sqm approx

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 - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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