

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

40 PARKMORE ROAD FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

13 MORDEN COURT NUNAWADING VIC 3131	\$1,925,000	24-Mar-22
19 JAYSON STREET BURWOOD EAST VIC 3151	\$1,536,000	07-May-22
6 MULLENS ROAD VERMONT SOUTH VIC 3133	\$1,482,000	12-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 04 July 2022



13 MORDEN COURT NUNAWADING VIC 3131

Sold Price

RS

\$1,925,000

Sold Date

24-Mar-22

5

3

2

Distance

1.87km



19 JAYSON STREET BURWOOD EAST VIC 3151

Sold Price

\$1,536,000

Sold Date

07-May-22

5

3

2

Distance

-



6 MULLENS ROAD VERMONT SOUTH VIC 3133

Sold Price

\$1,482,000

Sold Date

12-Feb-22

5

3

2

Distance

1.18km

RS = Recent sale
 UN = Undisclosed Sale

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