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	10 Sandon Circuit, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$800,000	Pro	pperty Type Un	it		Suburb	Forest Hill
Period - From 01/10/2021	to	31/12/2021	Soi	urce	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

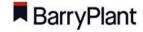
Address of comparable property		Price	Date of sale
1	44 Marong Tce FOREST HILL 3131	\$825,000	18/11/2021
2	58a Faulkner St FOREST HILL 3131	\$768,800	18/12/2021
3	25/305 Canterbury Rd FOREST HILL 3131	\$743,000	04/01/2022

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:	07/02/2022 10:56













Property Type: Unit Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price \$830,000 **Median Unit Price**

December quarter 2021: \$800,000

Comparable Properties



44 Marong Tce FOREST HILL 3131 (REI/VG)





Price: \$825,000 Method: Private Sale Date: 18/11/2021 Property Type: House Land Size: 206 sqm approx **Agent Comments**



58a Faulkner St FOREST HILL 3131 (REI)

-2





Price: \$768,800 Method: Auction Sale Date: 18/12/2021 Property Type: Unit

Land Size: 227 sqm approx

Agent Comments



25/305 Canterbury Rd FOREST HILL 3131

(REI)

-- 2



Price: \$743.000 Method: Private Sale Date: 04/01/2022 Property Type: Unit

Land Size: 140 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



