

# 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

10 Sandon Circuit, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$830,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/10/2021

to

31/12/2021

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	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 comparable properties 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



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**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)**

**Agent Comments**

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



**58a Faulkner St FOREST HILL 3131 (REI)**

**Agent Comments**

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**Price:** \$768,800  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** Unit  
**Land Size:** 227 sqm approx



**25/305 Canterbury Rd FOREST HILL 3131 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$743,000  
**Method:** Private Sale  
**Date:** 04/01/2022  
**Property Type:** Unit  
**Land Size:** 140 sqm approx

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