

# 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

133 Hawthorn Road, Forest Hill Vic 3131

### Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$940,500

Property Type House

Suburb Forest Hill

Period - From 01/04/2019

to

31/03/2020

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	9 Prestbury Dr VERMONT SOUTH 3133	\$1,430,000	31/03/2020
2	8 Naramah St FOREST HILL 3131	\$1,330,000	27/03/2020
3	6/36 Glen Valley Rd FOREST HILL 3131	\$1,250,000	05/05/2020

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:

15/06/2020 16:27

133 Hawthorn Road, Forest Hill Vic 3131



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**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

Year ending March 2020: \$940,500



5 2 2

**Property Type:** House

**Land Size:** 667 sqm approx

Agent Comments

## Comparable Properties



**9 Prestbury Dr VERMONT SOUTH 3133 (REI)**

Agent Comments

4 2 2

**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 31/03/2020

**Property Type:** House

**Land Size:** 589 sqm approx



**8 Naramah St FOREST HILL 3131 (REI)**

Agent Comments

5 2 2

**Price:** \$1,330,000

**Method:** Sold Before Auction

**Date:** 27/03/2020

**Rooms:** 9

**Property Type:** House (Res)



**6/36 Glen Valley Rd FOREST HILL 3131 (REI)**

Agent Comments

4 3 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 05/05/2020

**Property Type:** Townhouse (Single)

**Land Size:** 613 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.