

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

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



Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



9 Prestbury Dr VERMONT SOUTH 3133 (REI)

Agent Comments



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



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



Price: \$1,250,000

Method: Private Sale

Date: 05/05/2020

Property Type: Townhouse (Single)

Land Size: 613 sqm approx