

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	30 Thornhill Drive, Forest Hill 3131
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Indicative selling price

range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$1,065,000	Property type	House	Suburb	Forest Hill
Period - From	01/01/2021	to	31/03/2021	Source	R.E.I.V

Comparable property sales

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
48 Husband Road, Forest Hill VIC 3131	\$987,000	11/02/2021
39 Thornhill Drive, Forest Hill VIC 3131	\$950,000	12/02/2021
4 Willurah Street, Forest Hill VIC 3131	\$968,000	13/02/2021