

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

2/2 JILMAX COURT FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$861,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

4/108 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$530,000	29-Jun-24
3/374-378 SPRINGVALE ROAD FOREST HILL VIC 3131	\$555,000	13-Sep-24
3/14 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130	\$618,000	20-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 10 October 2024



4/108 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

2 1 -

Sold Price

^{RS} **\$530,000**

Sold Date

29-Jun-24

Distance

1.04km



3/374-378 SPRINGVALE ROAD FOREST HILL VIC 3131

2 1 2

Sold Price

^{RS} **\$555,000**

Sold Date

13-Sep-24

Distance

1.02km



3/14 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130

2 1 -

Sold Price

^{RS} **\$618,000**

Sold Date

20-Sep-24

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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