

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

12 Henwood Street, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,065,500

Property Type House

Suburb Forest Hill

Period - From 01/01/2021

to

31/03/2021

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	36 Barter Cr FOREST HILL 3131	\$1,361,000	01/05/2021
2	1 Fletcher St FOREST HILL 3131	\$1,295,000	10/04/2021
3	4 Norma Rd FOREST HILL 3131	\$1,140,500	01/05/2021

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:

13/05/2021 17:42



3 1 1

Property Type: House (Res)

Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2021: \$1,065,500

Comparable Properties



36 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

4 1 1

Price: \$1,361,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 584 sqm approx



1 Fletcher St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$1,295,000

Method: Auction Sale

Date: 10/04/2021

Rooms: 4

Property Type: House (Res)

Land Size: 649 sqm approx



4 Norma Rd FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,140,500

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 709 sqm approx