

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

9 Charlottes Way, Forest Hill Vic 3131

Indicative selling price

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

Range between \$880,000

&

\$968,000

Median sale price

Median price \$935,500

Property Type Townhouse

Suburb Forest Hill

Period - From 27/02/2022

to

26/02/2023

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	3a Marcus Ct FOREST HILL 3131	\$951,000	17/09/2022
2	3/62 Cypress Av GLEN WAVERLEY 3150	\$930,000	11/11/2022
3	31 Jade Cirt BURWOOD EAST 3151	\$880,000	21/10/2022

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:

27/02/2023 12:23



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Townhouse Price
27/02/2022 - 26/02/2023: \$935,500

Comparable Properties



3a Marcus Ct FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$951,000
Method: Auction Sale
Date: 17/09/2022
Property Type: Townhouse (Res)
Land Size: 305 sqm approx



3/62 Cypress Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 3 1

Price: \$930,000
Method: Private Sale
Date: 11/11/2022
Property Type: Townhouse (Single)



31 Jade Cirt BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 21/10/2022
Property Type: Townhouse (Single)
Land Size: 181 sqm approx