

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 Wickham Avenue, Forest Hill, VIC 3131

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,237,500 Property type House Suburb Forest Hill
Period - From 21/08/2023 to 20/08/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	16 Burnt St, Nunawading Vic	\$1,232,000	10/08/2024
2	32 Shady Gr, Nunawading Vic	\$1,200,000	18/07/2024
3	2 Erskine St, Nunawading Vic	\$1,155,000	06/03/2024

This Statement of Information was prepared on: 21/08/2024

