

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 Davy Lane, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Forest Hill

Period - From 01/01/2020

to 31/12/2020

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	267 Mahoneys Rd FOREST HILL 3131	\$1,370,000	20/02/2021
2	6 Alek Ct FOREST HILL 3131	\$1,270,500	27/02/2021
3	21 Barter Cr FOREST HILL 3131	\$1,270,000	05/12/2020

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:

04/03/2021 10:26

2 Davy Lane, Forest Hill Vic 3131

**Jellis
Craig**

Grant Lynch

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grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2020: \$1,000,000



6 4 5

Property Type: House

Land Size: 929 sqm approx

Agent Comments

Comparable Properties



267 Mahoneys Rd FOREST HILL 3131 (REI)

Agent Comments

3 2 4

Price: \$1,370,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 666 sqm approx

6 Alek Ct FOREST HILL 3131 (REI)

Agent Comments

4 2 2

Price: \$1,270,500

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 540 sqm approx



21 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,270,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 791 sqm approx

Account - Jellis Craig | P: (03) 9908 5700