

# 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

44A Lasiandra Avenue, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/10/2023

to

31/12/2023

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	35 View Rd VERMONT 3133	\$772,000	14/10/2023
2	21 Tilson Dr VERMONT 3133	\$742,000	02/02/2024
3	51 Tilson Dr VERMONT 3133	\$739,000	31/01/2024

**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:

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## 44A Lasiandra Avenue, Forest Hill

### Additional information

Council Rates: \$1494.85 pa (Refer S32)  
Water Rates: \$187pq plus usage approx. (Refer S32)  
Land Size: 382sqm approx.

Large open-plan living  
Kitchen with abundant storage  
Great natural light  
Large master bedroom with WIR  
2<sup>nd</sup> bedroom with BIR  
Central Bathroom (semi-ensuite)  
Separate toilet  
Paved entertaining area  
Gas ducted heating  
Air conditioning  
Single car garage

### Rental Estimate

\$500-\$525 pwk based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

### Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

### Close proximity to

#### Schools

Mount Pleasant Rd Nunawading Primary- (670m)  
St Timothy's School -(720m)  
Emmaus College- Springvale Rd, Vermont South (1.75km)  
Vermont Secondary College- Morack Rd, Vermont (2.5km)

#### Shops

Brentford Square Shopping Centre (350m)  
Forest Hill Chase- Canterbury Rd, Forest Hill (1.9km)  
Burwood One- Burwood Hwy, Burwood East (4.9km)  
The Glen- Springvale Rd, Glen Waverley (5.8km)

#### Parks

Felicia Dale Reserve - (270m)  
Stephens Reserve (1.1km)

### Transport

Nunawading Train Station (2.3km)  
Blackburn Train Station (4.1km)  
Bus 765 Mitcham to Box Hill via Brentford Square



**Cameron Way**  
0418 052 380



**Luke Banitsiotis**  
0402 261 116

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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