

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 SYLVAN COURT FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Forest Hill

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

9 FINLAYSON STREET FOREST HILL VIC 3131	1343000	30-Jun-23
2 SOUTHERN COURT FOREST HILL VIC 3131	1300000	19-Oct-23
34 BESSAZILE AVENUE FOREST HILL VIC 3131	1300000	28-Oct-23

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 6 months.~~

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9 FINLAYSON STREET FOREST HILL VIC 3131

 3  2  2

Sold Price

1343000

Sold Date

30-Jun-23

Distance

1.73km



2 SOUTHERN COURT FOREST HILL VIC 3131

 3  2  2

Sold Price

^{RS} **1300000**

Sold Date

19-Oct-23

Distance

1.04km



34 BESSAZILE AVENUE FOREST HILL VIC 3131

 4  2  2

Sold Price

Sold Date

28-Oct-23

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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