

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

3 Felicia Grove, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Forest Hill

Period - From

01/04/2022

to

30/06/2022

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	1 Coltain St VERMONT SOUTH 3133	\$1,330,000	08/06/2022
2	48 Lasiandra Av FOREST HILL 3131	\$1,253,000	12/02/2022
3	43 Halls Pde VERMONT 3133	\$1,200,000	25/06/2022

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:

01/08/2022 13:12



 4  1  3

Property Type: House (Res)

Land Size: 857 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

June quarter 2022: \$1,120,000

Comparable Properties

1 Coltain St VERMONT SOUTH 3133 (VG)

Agent Comments

 4  -  -

Price: \$1,330,000

Method: Sale

Date: 08/06/2022

Property Type: House (Res)

Land Size: 776 sqm approx



48 Lasiandra Av FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,253,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 756 sqm approx



43 Halls Pde VERMONT 3133 (REI)

Agent Comments

 4  2  3

Price: \$1,200,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)