

# 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

325 Springvale Road, Forest Hill Vic 3131

### Indicative selling price

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

Single price

\$990,000

### Median sale price

Median price

\$1,065,500

Property Type

House

Suburb

Forest Hill

Period - From

01/01/2021

to

31/03/2021

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	364 Springvale Rd FOREST HILL 3131	\$1,002,000	27/05/2021
2	527 Springvale Rd VERMONT SOUTH 3133	\$998,000	27/02/2021
3	48 Husband Rd FOREST HILL 3131	\$987,000	11/02/2021

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:

10/07/2021 17:14



 3  1  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$990,000

**Median House Price**

March quarter 2021: \$1,065,500

## Comparable Properties



**364 Springvale Rd FOREST HILL 3131 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 27/05/2021

**Property Type:** House (Res)

**Land Size:** 535 sqm approx

**527 Springvale Rd VERMONT SOUTH 3133 (VG)**

Agent Comments

 3  -  -

**Price:** \$998,000

**Method:** Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**48 Husband Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$987,000

**Method:** Sold Before Auction

**Date:** 11/02/2021

**Property Type:** House (Res)

**Land Size:** 423 sqm approx