Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	325 Springvale Road, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Single price \$990,000

Median sale price

Median price \$	1,065,500	Pro	perty Type	House		Suburb	Forest Hill
Period - From 0	1/01/2021	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

Auditor of Companies property			Date of care
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



Date of sale







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)

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)





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)





Price: \$987,000

Date: 11/02/2021

Property Type: House (Res) Land Size: 423 sqm approx

Method: Sold Before Auction

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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