

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

43 & 43a Jackson Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,225,500

Property Type House

Suburb Forest Hill

Period - From 01/04/2021

to

31/03/2022

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	26 Ashmore Rd FOREST HILL 3131	\$1,280,000	29/03/2022
2	98 Vicki St FOREST HILL 3131	\$1,275,000	14/05/2022
3			

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:

27/06/2022 16:26



Rooms: 9
Property Type: House
Land Size: 591 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending March 2022: \$1,225,500

Comparable Properties



26 Ashmore Rd FOREST HILL 3131 (VG)

Agent Comments



Price: \$1,280,000
Method: Sale
Date: 29/03/2022
Property Type: House (Res)
Land Size: 568 sqm approx



98 Vicki St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 657 sqm approx

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.