

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

40 Grant Street, Forrest Vic 3236

### Indicative selling price

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

Single price \$625,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	32 Grant St FORREST 3236	\$685,000	17/11/2020
2	38 Grant St FORREST 3236	\$540,500	09/11/2020
3	28 Grant St FORREST 3236	\$405,000	20/07/2020

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/11/2021 12:40

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  2  0

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 1011 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$625,000  
 No median price available

## Comparable Properties

### 32 Grant St FORREST 3236 (VG)

Agent Comments

 2  -  -

**Price:** \$685,000  
**Method:** Sale  
**Date:** 17/11/2020  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx



### 38 Grant St FORREST 3236 (VG)

Agent Comments

 2  -  -

**Price:** \$540,500  
**Method:** Sale  
**Date:** 09/11/2020  
**Property Type:** Res Investment - Holiday  
 Accommodation  
**Land Size:** 1011 sqm approx



### 28 Grant St FORREST 3236 (REI/VG)

Agent Comments

 2  1  2

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 20/07/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1718 sqm approx