

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE :
21 HEATHCOTE DRIVE, FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality
Period - From to Source

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
2/19 Parkmore Road Forest Hill VIC 3131	\$780,000	01-May-21
13/18 Lernes Street Forest Hill VIC 3131	\$741,000	13-Mar-21
5/38 Mount Pleasant Road Nunawading VIC 3131	\$725,000	20-Mar-21

This Statement of Information was prepared on: