

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

51 Vanbrook Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Forest Hill

Period - From 01/01/2020

to 31/12/2020

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	1 Pilita St FOREST HILL 3131	\$1,176,000	27/03/2021
2	2 Bahama Ct VERMONT 3133	\$1,160,000	09/03/2021
3	21 Woodcrest Rd VERMONT 3133	\$1,140,000	12/03/2021

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:

09/04/2021 00:23



6 3 2

Rooms: 10

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending December 2020: \$1,000,000

Comparable Properties



1 Pilita St FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$1,176,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



2 Bahama Ct VERMONT 3133 (REI)

Agent Comments

5 3 1

Price: \$1,160,000

Method: Private Sale

Date: 09/03/2021

Property Type: House

Land Size: 600 sqm approx



21 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Private Sale

Date: 12/03/2021

Property Type: House

Land Size: 606 sqm approx