

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

3/299 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$680,000

&

\$730,000

Median sale price

Median price

\$795,750

Property Type

Unit

Suburb

Forest Hill

Period - From

01/07/2021

to

30/06/2022

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	1/24 Vernon St BLACKBURN SOUTH 3130	\$730,000	03/07/2022
2	1a Wickham Av FOREST HILL 3131	\$705,000	30/04/2022
3	4/61 Blackburn Rd BLACKBURN 3130	\$682,500	04/05/2022

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:

18/07/2022 10:07



 2  2  2

Property Type: Unit
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
Year ending June 2022: \$795,750

Comparable Properties



1/24 Vernon St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 2  1  1

Price: \$730,000
Method: Private Sale
Date: 03/07/2022
Property Type: Unit
Land Size: 334 sqm approx



1a Wickham Av FOREST HILL 3131 (REI/VG)

Agent Comments

 2  1  2

Price: \$705,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit
Land Size: 234 sqm approx



4/61 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$682,500
Method: Private Sale
Date: 04/05/2022
Property Type: Unit