

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

1 Deanswood Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,780,000

&

\$1,900,000

Median sale price

Median price \$1,065,500

Property Type House

Suburb Forest Hill

Period - From 01/01/2021

to 31/03/2021

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	19 Balmoral Ct BURWOOD EAST 3151	\$1,905,000	27/03/2021
2			
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:

04/05/2021 17:07

1 Deanswood Road, Forest Hill Vic 3131



Troy Sheehan

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Indicative Selling Price

\$1,780,000 - \$1,900,000

Median House Price

March quarter 2021: \$1,065,500



6 4 3

Property Type: House (Previously Occupied - Detached)

Land Size: 882 sqm approx

[Agent Comments](#)

Comparable Properties



19 Balmoral Ct BURWOOD EAST 3151 (REI)

[Agent Comments](#)

5 3 2

Price: \$1,905,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 745 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.

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.