#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	1 Deanswood Road, Forest Hill Vic 3131
Including suburb and	

	1 Deanswood Road, Forest Hill Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths 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			

OR

3

В\* 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.

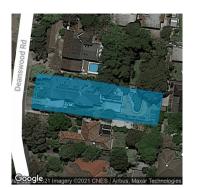
This Statement of Information was prepared on:	04/05/2021 17:07





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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)

**□** 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





**Agent Comments**