

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

30 Betula Avenue, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,145,000

Property Type

House

Suburb

Forest Hill

Period - From

11/07/2022

to

10/07/2023

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	5 Nandina St FOREST HILL 3131	\$1,220,000	22/04/2023
2	4 Boyle St FOREST HILL 3131	\$1,175,000	24/06/2023
3	9 Browns Rd NUNAWADING 3131	\$1,070,000	11/05/2023

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:

11/07/2023 13:10



 3  1  1

Property Type:
Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

11/07/2022 - 10/07/2023: \$1,145,000

Comparable Properties



5 Nandina St FOREST HILL 3131 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,220,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 726 sqm approx



4 Boyle St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,175,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 575 sqm approx



9 Browns Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,070,000

Method: Private Sale

Date: 11/05/2023

Property Type: House (Res)

Land Size: 689 sqm approx

Account - Barry Plant | P: 03 9842 8888