

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

302 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$890,000

&

\$930,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Forest Hill

Period - From

01/10/2022

to

31/12/2022

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	341 Springvale Rd FOREST HILL 3131	\$900,000	05/11/2022
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:

20/01/2023 14:23

302 Springvale Road, Forest Hill Vic 3131

McGrath

James Moss

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Indicative Selling Price

\$890,000 - \$930,000

Median House Price

December quarter 2022: \$1,150,000



 3  1  2

Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



341 Springvale Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  6

Price: \$900,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 681 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 - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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