

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

8 ABELIA STREET FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Forest Hill

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 13 ABELIA STREET NUNAWADING VIC 3131 | \$1,180,000 | 23-Jul-22 |
| 18 JOANNA STREET NUNAWADING VIC 3131 | \$1,155,000 | 03-Sep-22 |
| 9 LASIANDRA AVENUE NUNAWADING VIC 3131 | \$1,176,000 | 26-May-22 |

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 6 months.

This Statement of Information was prepared on: 24 October 2022



**13 ABELIA STREET NUNAWADING
VIC 3131**

3 1 1

Sold Price

\$1,180,000

Sold Date

23-Jul-22

Distance

0.16km



**18 JOANNA STREET NUNAWADING
VIC 3131**

4 1 2

Sold Price

^{RS} **\$1,155,000**

Sold Date

03-Sep-22

Distance

0.17km



**9 LASIANDRA AVENUE
NUNAWADING VIC 3131**

3 1 2

Sold Price

\$1,176,000

Sold Date

26-May-22

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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