Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Bristow Drive, Forest Hill Vic 3131

Indicative selling price

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

Median sale price

Median price	\$1,120,000	Pro	perty Type	House		Suburb	Forest Hill
Period - From	01/04/2022	to	30/06/2022		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

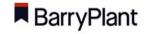
Add	dress of comparable property	Price	Date of sale
1	3 Nunkeri St VERMONT 3133	\$1,365,000	30/06/2022
2	266 Hawthorn Rd VERMONT SOUTH 3133	\$1,210,000	04/06/2022
3	318 Canterbury Rd FOREST HILL 3131	\$1,150,000	19/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/08/2022 16:23













Property Type: House Land Size: 792 sqm approx **Agent Comments**

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June guarter 2022: \$1,120,000

Comparable Properties



3 Nunkeri St VERMONT 3133 (REI/VG)





Price: \$1,365,000 Method: Private Sale Date: 30/06/2022 Property Type: House Land Size: 588 sqm approx **Agent Comments**



266 Hawthorn Rd VERMONT SOUTH 3133

(REI)





Price: \$1,210,000 Method: Auction Sale Date: 04/06/2022

Property Type: House (Res) Land Size: 744 sqm approx

Agent Comments



318 Canterbury Rd FOREST HILL 3131

(REI/VG)





Price: \$1,150,000 Method: Auction Sale Date: 19/02/2022

Property Type: House (Res) Land Size: 626 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



