

# 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

2 Bristow Drive, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,120,000

Property 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     | 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 comparable properties 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



 4  2  2

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

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

## Comparable Properties



**3 Nunkeri St VERMONT 3133 (REI/VG)**

**Agent Comments**

 4  2  2

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



**266 Hawthorn Rd VERMONT SOUTH 3133 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** House (Res)  
**Land Size:** 744 sqm approx



**318 Canterbury Rd FOREST HILL 3131 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx