## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	6/33 Forest Road, Forest Hill Vic 3131
postcode	

#### Indicative selling price

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

Range between \$780,000 & \$850,000	Range between	\$780,000	&	\$850,000
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#### Median sale price

Median price	\$859,900	Pro	perty Type	Townhouse		Suburb	Forest Hill
Period - From	30/08/2020	to	29/08/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	1/186 Blackburn Rd BLACKBURN SOUTH 3130	\$850,000	10/05/2021
2	2/275 Springvale Rd NUNAWADING 3131	\$780,000	10/07/2021
3			

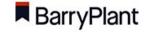
#### OR

**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:	30/08/2021 12:05
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Date of sale







Rooms: 5

Property Type: Townhouse (Res) Land Size: 317 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$780,000 - \$850,000 **Median Townhouse Price** 30/08/2020 - 29/08/2021: \$859,900

# Comparable Properties



1/186 Blackburn Rd BLACKBURN SOUTH 3130 Agent Comments (REI/VG)

**-**3



LAND AREA 259

Price: \$850,000 Method: Private Sale Date: 10/05/2021

Property Type: Townhouse (Single)



2/275 Springvale Rd NUNAWADING 3131 (REI) Agent Comments





Price: \$780,000 Method: Auction Sale Date: 10/07/2021 Property Type: Unit

Land Size: 244 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 - Barry Plant | P: 03 9842 8888



