

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

6/33 Forest Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$859,900

Property 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 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	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



 3  1  2

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)

LAND AREA 259

 3  1  2

Price: \$850,000

Method: Private Sale

Date: 10/05/2021

Property Type: Townhouse (Single)



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

 3  1  2

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