## 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

13 Sandon Circuit, Forest Hill Vic 3131

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$730,000		&		\$795,000			
Median sale pi	rice							
Median price	\$810,000	Pro	operty Type	Unit			Suburb	Forest Hill
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	28 Sandon Cirt FOREST HILL 3131	\$795,000	02/02/2021
2	34 Marong Tce FOREST HILL 3131	\$772,000	29/12/2020
3	155 Hawthorn Rd FOREST HILL 3131	\$770,000	12/12/2020

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:

09/06/2021 15:18



13 Sandon Circuit, Forest Hill Vic 3131







Property Type: House (Previously Occupied - Detached) Land Size: 210 sqm approx Agent Comments Michael Webb 03 9842 1477 0428 431 019 michaelwebb@philipwebb.com.au

Indicative Selling Price \$730,000 - \$795,000 Median Unit Price Year ending March 2021: \$810,000

# **Comparable Properties**



28 Sandon Cirt FOREST HILL 3131 (REI/VG)

**D** 1



Price: \$795,000 Method: Sold Before Auction Date: 02/02/2021 Property Type: House (Res)



34 Marong Tce FOREST HILL 3131 (REI/VG)

Agent Comments

Agent Comments



Price: \$772,000 Method: Private Sale Date: 29/12/2020 Property Type: Townhouse (Single) Land Size: 245 sqm approx



155 Hawthorn Rd FOREST HILL 3131 (VG)



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Agent Comments

Price: \$770,000 Method: Sale Date: 12/12/2020 Property Type: House (Res) Land Size: 478 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.