

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000

&

\$795,000

### Median sale price

Median price \$810,000

Property Type Unit

Suburb Forest Hill

Period - From 01/04/2020

to 31/03/2021

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	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:

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**Indicative Selling Price**

\$730,000 - \$795,000

**Median Unit Price**

Year ending March 2021: \$810,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 210 sqm approx

Agent Comments

## Comparable Properties



**28 Sandon Cirt FOREST HILL 3131 (REI/VG)**

Agent Comments



**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



**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)**

Agent Comments



**Price:** \$770,000

**Method:** Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 478 sqm approx