

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

81 Vicki Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Forest Hill

Period - From 01/10/2023

to 31/12/2023

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	82 Bindy St FOREST HILL 3131	\$1,381,000	08/10/2023
2	31 Vanbrook St FOREST HILL 3131	\$1,330,000	02/12/2023
3	45 Vicki St FOREST HILL 3131	\$1,260,000	16/12/2023

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:

05/02/2024 09:40



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81 Vicki Street, Forest Hill

Additional information

Council Rates: \$TBC pa (Refer S32)
Water Rates: \$187pq plus usage approx. (Refer S32)
General Residential Zone Schedule 1
Significant Landscape Overlay Schedule 9
Land Size: 535sqm approx.

Dual living
Open plan kitchen/meals/family
Updated kitchen
Abundant storage
Master bed with ensuite
2 robed bedrooms
Central bathroom
Separate bedroom with ensuite
Study nook
Low maintenance gardens
Evaporative cooling
Ducted heating

Rental Estimate

\$750pwk based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools

Burwood Heights Primary- Hawthorn Rd, Burwood East (1km)
Forest Hill College- Mahoneys Rd, Burwood East (1.3km)
Emmaus College- Springvale Rd, Vermont South (2km)
Deakin Uni- Burwood Hwy, Burwood (5.7km)

Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (800m)
Burwood One- Burwood Hwy, Burwood East (2.3km)
Westfield- Doncaster Rd, Doncaster (9.5km)
The Glen- Springvale Rd, Glen Waverley (5.8km)

Parks

Mahoneys Reserve- Across the road
Playground- Faulkner St, Blackburn South (600m)

Transport

Blackburn Train Station (3.4km)
Nunawading Train Station (3.3km)
Bus 703 Middle Brighton to Blackburn
Bus 735 Box Hill to Nunawading
Bus 736 Blackburn to Vermont South
Bus 765 Mitcham to Box Hill via Brentford Square

Settlement

10% deposit, balance 30/60days or any other such terms that have been agreed to in writing by the vendor prior to auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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