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

1/6 Jolimont Road, Forest Hill Vic 3131

Indicative selling price

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

Range between | $800,000 | & | $860,000

Median sale price

| Median price | $930,000 | Property Type | Unit | Suburb | Forest Hill |
| Period - From | 01/10/2020 | to | 31/12/2020 | 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	2/367 Canterbury Rd FOREST HILL 3131	$855,000	02/11/2020
2	1/11 Rishon Av BLACKBURN SOUTH 3130	$845,000	09/10/2020
3	2/8 Wirreanda Ct BLACKBURN 3130	$820,000	11/12/2020

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: | 03/03/2021 09:47

3   **1**   **0**

Property Type: Unit
Land Size: 373 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $860,000
Median Unit Price
December quarter 2020: $930,000

Comparable Properties

2/367 Canterbury Rd FOREST HILL 3131 (VG)

3   **-**   **-**

Price: $855,000
Method: Sale
Date: 02/11/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/11 Rishon Av BLACKBURN SOUTH 3130 (REI/VG)

3   **1**   **1**

Price: $845,000
Method: Private Sale
Date: 09/10/2020
Property Type: Unit
Land Size: 305 sqm approx

Agent Comments

2/8 Wirreanda Ct BLACKBURN 3130 (REI)

3   **1**   **2**

Price: $820,000
Method: Private Sale
Date: 11/12/2020
Property Type: Unit

Agent Comments