

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

2/317 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$680,000

&

\$725,000

Median sale price

Median price \$789,500

Property Type Unit

Suburb Forest Hill

Period - From 01/04/2019

to

31/03/2020

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	1/293 Springvale Rd NUNAWADING 3131	\$735,000	26/04/2020
2	4/14 Weigela Ct FOREST HILL 3131	\$670,000	15/04/2020
3	6/472 Canterbury Rd FOREST HILL 3131	\$669,950	24/03/2020

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:

02/07/2020 10:34

2/317 Springvale Road, Forest Hill Vic 3131



Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$725,000

Median Unit Price

Year ending March 2020: \$789,500



2 2 0

Property Type: Unit

Land Size: 207.941 sqm approx

Agent Comments

Comparable Properties



1/293 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$735,000

Method: Private Sale

Date: 26/04/2020

Property Type: House

Land Size: 467 sqm approx



4/14 Weigela Ct FOREST HILL 3131 (REI)

Agent Comments

2 1 2

Price: \$670,000

Method: Private Sale

Date: 15/04/2020

Rooms: 3

Property Type: Unit

Land Size: 211 sqm approx



6/472 Canterbury Rd FOREST HILL 3131 (REI) **Agent Comments**

2 1 1

Price: \$669,950

Method: Sold Before Auction

Date: 24/03/2020

Rooms: 4

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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.