

## 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

BESSAZILE AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

4 DEAUVILLE STREET FOREST HILL VIC 3131	\$985,000	05-Oct-24
8 INGLEWOOD AVENUE FOREST HILL VIC 3131	\$1,065,000	07-Sep-24
23 QUENTIN STREET FOREST HILL VIC 3131	\$1,071,000	08-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 31 January 2025



**4 DEAUVILLE STREET FOREST HILL VIC 3131**

2 1 1

Sold Price **\$985,000** Sold Date **05-Oct-24**

Distance **1.29km**



**8 INGLEWOOD AVENUE FOREST HILL VIC 3131**

5 5 1

Sold Price **\$1,065,000** Sold Date **07-Sep-24**

Distance **1.41km**



**23 QUENTIN STREET FOREST HILL VIC 3131**

3 1 1

Sold Price **\$1,071,000** Sold Date **08-Oct-24**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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