

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 Fletcher Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$975,000

&

\$1,070,000

Median sale price

Median price \$1,015,000

Property Type House

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.

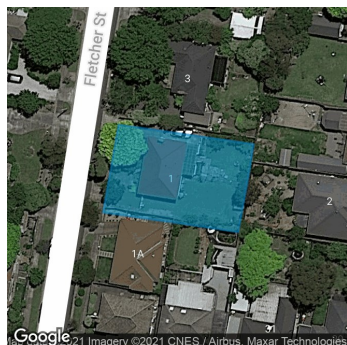
	Address of comparable property	Price	Date of sale
1	193 Blackburn Rd BLACKBURN SOUTH 3130	\$1,050,000	10/02/2021
2	35 Vanbrook St FOREST HILL 3131	\$1,045,000	17/12/2020
3	48 Husband Rd FOREST HILL 3131	\$987,000	11/02/2021

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:

06/03/2021 09:49



Property Type:
Agent Comments

Indicative Selling Price
\$975,000 - \$1,070,000
Median House Price
December quarter 2020: \$1,015,000

Comparable Properties



193 Blackburn Rd BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 10/02/2021
Property Type: House (Res)
Land Size: 552 sqm approx



35 Vanbrook St FOREST HILL 3131 (REI) Agent Comments



Price: \$1,045,000
Method: Auction Sale
Date: 17/12/2020
Property Type: House (Res)
Land Size: 558 sqm approx



48 Husband Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$987,000
Method: Sold Before Auction
Date: 11/02/2021
Property Type: House (Res)
Land Size: 423 sqm approx