

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

7/10 Stringybark Close, Forest Hill Vic 3131

Indicative selling price

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

Range between \$690,000

&

\$750,000

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	4/4 West St NUNAWADING 3131	\$750,000	06/02/2021
2	21 Mock St FOREST HILL 3131	\$728,000	12/10/2020
3	5/257 Canterbury Rd FOREST HILL 3131	\$693,000	30/01/2021

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:

03/03/2021 15:48



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Property Type: House (Res)

Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

December quarter 2020: \$930,000

Comparable Properties

4/4 West St NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)



21 Mock St FOREST HILL 3131 (VG)

Agent Comments

2 - -

Price: \$728,000

Method: Sale

Date: 12/10/2020

Property Type: Flat/Unit/Apartment (Res)



5/257 Canterbury Rd FOREST HILL 3131 (REI) Agent Comments

3 2 1

Price: \$693,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Townhouse (Res)