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

39 Raleigh Street, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,580,000		&		\$1,680,000			
Median sale price								
Median price	\$1,190,000	Pro	Property Type Ho		JSE		Suburb	Forest Hill
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	42 Prestbury Dr VERMONT SOUTH 3133	\$1,650,000	12/11/2024
2	14 Ashcroft Gr BLACKBURN SOUTH 3130	\$1,676,000	14/09/2024
3	13 Saxonwood Dr VERMONT SOUTH 3133	\$1,405,000	27/07/2024

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:

16/01/2025 16:52









Property Type: House Land Size: 593 sqm approx Agent Comments Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price September quarter 2024: \$1,190,000

Comparable Properties



42 Prestbury Dr VERMONT SOUTH 3133 (REI/VG)	Agent Comments		
Price: \$1,650,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 525 sqm approx			
14 Ashcroft Gr BLACKBURN SOUTH 3130 (REI/VG) 1	Agent Comments		
13 Saxonwood Dr VERMONT SOUTH 3133 (REI/VG) 5 2 3 Price: \$1,405,000 Method: Auction Sale Date: 27/07/2024 Property Type: House (Res) Land Size: 441 sqm approx	Agent Comments		

Account - Barry Plant | P: 03 9842 8888



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