

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

10 NANDINA STREET FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Forest Hill

Period-from

01 Mar 2021

to

28 Feb 2022

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

359 CANTERBURY ROAD FOREST HILL VIC 3131	\$960,000	27-Nov-21
4 WINDOURAN DRIVE MITCHAM VIC 3132	\$1,015,000	04-Dec-21
233 SPRINGVALE ROAD NUNAWADING VIC 3131	\$975,000	25-Nov-21

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.~~

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**359 CANTERBURY ROAD FOREST
HILL VIC 3131**

2 1 2

Sold Price

\$960,000

Sold Date

27-Nov-21

Distance

0.29km



**4 WINDOURAN DRIVE MITCHAM
VIC 3132**

3 1 1

Sold Price

\$1,015,000

Sold Date

04-Dec-21

Distance

1.38km



**233 SPRINGVALE ROAD
NUNAWADING VIC 3131**

3 1 2

Sold Price

\$975,000

Sold Date

25-Nov-21

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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