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

1/33 FOREST ROAD 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 \$590,000 & \$640,000	Single Price			\$590,000	&	\$640,000	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$845,000	Prop	erty type	Unit		Suburb	Forest Hill
Period-from	01 May 2024	to	30 Apr 2	2025	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
7/15 WICKHAM AVENUE FOREST HILL VIC 3131	\$582,000	21-Dec-24
4/444-446 CANTERBURY ROAD FOREST HILL VIC 3131	\$610,000	01-Apr-25
4/98-100 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$648,000	14-Mar-25

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: 02 May 2025





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7/15 WICKHAM AVENUE FOREST HILL VIC 3131

□ 1

Sold Price

\$582,000 Sold Date 21-Dec-24

Distance

4/444-446 CANTERBURY ROAD **FOREST HILL VIC 3131**

Sold Price

RS \$610,000 Sold Date 01-Apr-25

0.86km

Distance 1.08km



4/98-100 MOUNT PLEASANT **ROAD NUNAWADING VIC 3131**

= 2

₽ 1

Sold Price

RS \$648,000 Sold Date 14-Mar-25

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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