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	540 Springvale Road, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,110,000	Property Type Ho	ouse	Suburb	Forest Hill
Period - From 01/01/2023	to 31/03/2023	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

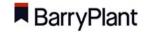
Address of comparable property		Price	Date of sale
1	21 Victor Cr FOREST HILL 3131	\$1,251,000	01/04/2023
2	59 Vanbrook St FOREST HILL 3131	\$1,055,000	21/04/2023
3	302 Springvale Rd FOREST HILL 3131	\$930,000	23/01/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/05/2023 15:32











Property Type: House Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 **Median House Price** March quarter 2023: \$1,110,000

Comparable Properties



21 Victor Cr FOREST HILL 3131 (REI)





Price: \$1,251,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res)

Agent Comments



59 Vanbrook St FOREST HILL 3131 (REI)







Price: \$1,055,000

Method: Sold Before Auction

Date: 21/04/2023 Property Type: House Land Size: 585 sqm approx Agent Comments



302 Springvale Rd FOREST HILL 3131

(REI/VG)

= 3





Price: \$930,000 Method: Private Sale Date: 23/01/2023 Property Type: House Land Size: 537 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



