

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 540 Springvale Road, Forest Hill Vic 3131

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 House

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 | 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 comparable properties 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



 3  1  4

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)

Agent Comments

 3  1  2

Price: \$1,251,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)



59 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,055,000
Method: Sold Before Auction
Date: 21/04/2023
Property Type: House
Land Size: 585 sqm approx



302 Springvale Rd FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  2

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

Account - Barry Plant | P: 03 9842 8888