

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

9 WILLURAH 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

\$1,950,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,202,500

Property type

House

Suburb

Forest Hill

Period-from

01 Nov 2023

to

31 Oct 2024

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

84 STANLEY ROAD VERMONT SOUTH VIC 3133	\$1,950,000	08-Jul-24
17 SILVERLEAF COURT FOREST HILL VIC 3131	\$1,951,500	31-Aug-24
14 PANORAMA DRIVE FOREST HILL VIC 3131	\$2,090,000	21-Jun-24

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: 25 November 2024



**84 STANLEY ROAD VERMONT
SOUTH VIC 3133**

 5  3  2

Sold Price **\$1,950,000** Sold Date **08-Jul-24**

Distance **1.11km**



**17 SILVERLEAF COURT FOREST
HILL VIC 3131**

 5  2  2

Sold Price ^{RS} **\$1,951,500** Sold Date **31-Aug-24**

Distance **1.33km**



**14 PANORAMA DRIVE FOREST
HILL VIC 3131**

 4  2  2

Sold Price **\$2,090,000** Sold Date **21-Jun-24**

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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