

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

\$1,088,000

Property Type

House

Suburb

Forest Hill

Period - From

01/07/2022

to

30/09/2022

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 | 110 Jolimont Rd VERMONT 3133 | \$980,000 | 13/08/2022 |
| 2 | 69 Vicki St FOREST HILL 3131 | \$1,136,000 | 26/11/2022 |
| 3 | 47 Witchwood Cr BURWOOD EAST 3151 | \$1,080,000 | 19/11/2022 |

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:

30/11/2022 16:17



 3  1  4

Property Type: House
Land Size: 666 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
September quarter 2022: \$1,088,000

Comparable Properties

110 Jolimont Rd VERMONT 3133 (REI)

Agent Comments

 3  1  2

Price: \$980,000
Method:
Date: 13/08/2022
Property Type: House



69 Vicki St FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,136,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 605 sqm approx



47 Witchwood Cr BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,080,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 569 sqm approx

Account - Barry Plant | P: 03 9842 8888