Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	\$1,088,000	Pro	perty 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

	aress of comparable property	1 1100	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

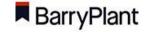
OR

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



Date of sale







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

Price: \$980,000

Method:

Date: 13/08/2022 Property Type: House



69 Vicki St FOREST HILL 3131 (REI)





Price: \$1,136,000 Method: Auction Sale Date: 26/11/2022

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments



47 Witchwood Cr BURWOOD EAST 3151 (REI) Agent Comments





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



