

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

3/286 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/10/2018

to

30/09/2019

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	2/39 Glebe St FOREST HILL 3131	\$540,000	19/10/2019
2	7/2 Lucknow St MITCHAM 3132	\$515,000	25/10/2019
3	2/27 Mount Pleasant Rd NUNAWADING 3131	\$510,000	20/08/2019

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:

07/01/2020 15:21

3/286 Springvale Road, Forest Hill Vic 3131



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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2019: \$770,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/39 Glebe St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: Unit

Land Size: 88 sqm approx



7/2 Lucknow St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 25/10/2019

Rooms: 5

Property Type: Unit

2/27 Mount Pleasant Rd NUNAWADING 3131 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 20/08/2019

Property Type: Strata Unit/Flat

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.