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	42 Glebe Street, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,150,000 Property Type House Suburb Forest Hill

Period - From 01/01/2022 to 31/12/2022 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	15 Cumberland Ct FOREST HILL 3131	$1,080,000	03/12/2022
2	2 Brazeel St BLACKBURN SOUTH 3130	$1,065,000	03/12/2022
3	52 Parkmore Rd FOREST HILL 3131	$1,030,000	24/01/2023

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: 01/03/2023 14:34

42 Glebe Street, Forest Hill Vic 3131



3 1 2

Property Type: House
Land Size: 604.355 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2022: $1,150,000

Comparable Properties



15 Cumberland Ct FOREST HILL 3131 (REI)

3 1 4

Price: $1,080,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



2 Brazeel St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,065,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



52 Parkmore Rd FOREST HILL 3131 (VG)

3 - -

Price: $1,030,000
Method: Sale
Date: 24/01/2023
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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