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	15 Cumberland Court, Forest Hill Vic 3131

Indicative selling price

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

Range between $990,000 & $1,080,000

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	39 Betula Av NUNAWADING 3131	$1,060,000	07/11/2022
2	46 Bindy St FOREST HILL 3131	$1,025,500	01/06/2022
3	3 Forest Rd FOREST HILL 3131	$1,012,500	04/06/2022

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: 21/11/2022 12:09

15 Cumberland Court, Forest Hill Vic 3131

Zen Chan
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3 1 4

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
September quarter 2022: $1,088,000

Comparable Properties



39 Betula Av NUNAWADING 3131 (REI)

3 1 1

Price: $1,060,000
Method: Private Sale
Date: 07/11/2022
Property Type: House
Land Size: 650 sqm approx

Agent Comments



46 Bindy St FOREST HILL 3131 (REI/VG)

3 1 2

Price: $1,025,500
Method: Sold Before Auction
Date: 01/06/2022
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



3 Forest Rd FOREST HILL 3131 (REI/VG)

3 1 1

Price: $1,012,500
Method: Private Sale
Date: 04/06/2022
Property Type: House
Land Size: 542 sqm approx

Agent Comments

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