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	17 Bristow Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,200,000 Property Type House Suburb Forest Hill

Period - From 01/07/2023 to 30/09/2023 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	82 Bindy St FOREST HILL 3131	$1,381,000	08/10/2023
2	2 Southern Ct FOREST HILL 3131	$1,300,000	19/10/2023
3			

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: 24/10/2023 11:06

17 Bristow Drive, Forest Hill Vic 3131

Daniel Bullen
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4 2 2

Property Type: House
Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2023: $1,200,000

Comparable Properties



82 Bindy St FOREST HILL 3131 (REI)

5 2 2

Price: $1,381,000
Method: Auction Sale
Date: 08/10/2023
Property Type: House (Res)

Agent Comments



2 Southern Ct FOREST HILL 3131 (REI)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House
Land Size: 659 sqm approx

Agent Comments

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.

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