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	45 Vicki Street, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,186,500 Property Type House Suburb Forest Hill

Period - From 01/10/2022 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	45 Barter Cr FOREST HILL 3131	$1,250,000	18/11/2023
2	84 Bindy St FOREST HILL 3131	$1,210,000	26/08/2023
3	40 Faulkner St FOREST HILL 3131	$1,120,000	18/10/2023

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: 25/11/2023 15:30

45 Vicki Street, Forest Hill Vic 3131

Grant Lynch
9908 5700
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3 2 5

Property Type: House
Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2023: $1,186,500

Comparable Properties



45 Barter Cr FOREST HILL 3131 (REI)

3 1 1

Price: $1,250,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments



84 Bindy St FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,210,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments



40 Faulkner St FOREST HILL 3131 (REI)

3 1 3

Price: $1,120,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 591 sqm approx

Agent Comments

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