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	1/34 Glen Valley Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $880,000 & $965,000

Median sale price

Median price $820,000 Property Type Unit Suburb Forest Hill

Period - From 01/10/2023 to 31/12/2023 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	1/36 Glen Valley Rd FOREST HILL 3131	$980,000	28/10/2023
2	1/15 Vicki St BLACKBURN SOUTH 3130	$920,000	21/10/2023
3	1/239 Blackburn Rd BLACKBURN SOUTH 3130	$910,000	12/08/2023

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: 30/01/2024 09:19

1/34 Glen Valley Road, Forest Hill Vic 3131

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$880,000 - $965,000
Median Unit Price
December quarter 2023: $820,000

Comparable Properties



1/36 Glen Valley Rd FOREST HILL 3131 (REI/VG)

3 2 2

Price: $980,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit
Land Size: 459 sqm approx

Agent Comments



1/15 Vicki St BLACKBURN SOUTH 3130 (REI/VG)

3 1 2

Price: $920,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit

Agent Comments



1/239 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

3 1 1

Price: $910,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit

Agent Comments

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