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<br>Including suburb and postcode | 8/41-45 Glebe Street, Forest Hill Vic 3131 |

## Indicative selling price

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

Range between $690,000 & $750,000

## Median sale price

Median price $800,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2023 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 | 2/10a Donald St BLACKBURN SOUTH 3130 | $770,000 | 25/11/2023 |
| 2 | 2/296 Springvale Rd FOREST HILL 3131 | $750,000 | 03/02/2024 |
| 3 | 18/305 Canterbury Rd FOREST HILL 3131 | $690,000 | 01/01/2024 |

**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: 13/02/2024 09:00

# 8/41-45 Glebe Street, Forest Hill Vic 3131

Grant Lynch
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2 1 1

**Property Type:**
**Land Size:** 215 sqm approx

Agent Comments

**Indicative Selling Price**
$690,000 - $750,000
**Median Unit Price**
Year ending December 2023: $800,000

## Comparable Properties



**2/10a Donald St BLACKBURN SOUTH 3130 (REI/VG)**

2 1 1

**Price:** $770,000
**Method:** Auction Sale
**Date:** 25/11/2023
**Property Type:** Unit

Agent Comments



**2/296 Springvale Rd FOREST HILL 3131 (REI)**

3 1 1

**Price:** $750,000
**Method:** Auction Sale
**Date:** 03/02/2024
**Property Type:** Unit

Agent Comments



**18/305 Canterbury Rd FOREST HILL 3131 (REI)**

2 1 1

**Price:** $690,000
**Method:** Private Sale
**Date:** 01/01/2024
**Property Type:** Unit

Agent Comments



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