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: 386-388 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between: $1,450,000 & $1,595,000

Median sale price

Median price: $1,237,500 Property Type: House Suburb: Forest Hill

Period - From: 01/07/2023 to: 30/06/2024 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	4 Fulview Ct BLACKBURN 3130	$1,560,000	31/07/2024
2	35 Carween Av MITCHAM 3132	$1,520,000	13/05/2024
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: 09/08/2024 09:55

386-388 Springvale Road, Forest Hill Vic 3131

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3 1

Property Type: House (Previously Occupied - Detached)
Land Size: 1587 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
Year ending June 2024: $1,237,500

Comparable Properties



4 Fulview Ct BLACKBURN 3130 (REI)

4 2 2

Price: $1,560,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 1139 sqm approx

Agent Comments



35 Carween Av MITCHAM 3132 (REI)

4 1 2

Price: $1,520,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 1206 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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