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	21 Cumberland Court, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	179 Hawthorn Rd VERMONT SOUTH 3133	$1,092,000	26/09/2024
2	16 Nandina St FOREST HILL 3131	$1,105,000	01/06/2024
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: 02/10/2024 14:58

21 Cumberland Court, Forest Hill Vic 3131

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3 2 2

Property Type: House
Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2024: $1,237,500

Comparable Properties



179 Hawthorn Rd VERMONT SOUTH 3133 (REI)

3 2 2

Price: $1,092,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 657 sqm approx

Agent Comments

16 Nandina St FOREST HILL 3131 (REI/VG)

3 2 2

Price: $1,105,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 763 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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