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	8/33 Forest Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $775,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2024 to 31/12/2024 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	2a Joyce St NUNAWADING 3131	$940,000	11/10/2024
2			
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: 23/01/2025 13:28

8/33 Forest Road, Forest Hill Vic 3131

FLETCHERS



3 2 2

Property Type: Townhouse (Single)
Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
Year ending December 2024: $775,000

Comparable Properties



2a Joyce St NUNAWADING 3131 (REI/VG)

3 2 1

Price: $940,000
Method: Sold Before Auction
Date: 11/10/2024
Property Type: Townhouse (Res)
Land Size: 225 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.

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

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