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	17 LONGBRAE AVENUE FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,050,000	&	$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,205,000	Property type	Other	Suburb	Forest Hill
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
18 WINGROVE STREET FOREST HILL VIC 3131	$1,062,000	05-Oct-24
10 WINGROVE STREET FOREST HILL VIC 3131	$1,129,600	21-Sep-24
22 LONGBRAE AVENUE FOREST HILL VIC 3131	$1,098,500	08-May-24

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 6 months.~~

This Statement of Information was prepared on: 10 October 2024

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18 WINGROVE STREET FOREST HILL VIC 3131

3 1 1

Sold Price RS $1,062,000 Sold Date 05-Oct-24

Distance 0.18km



10 WINGROVE STREET FOREST HILL VIC 3131

3 2 2

Sold Price RS $1,129,600 Sold Date 21-Sep-24

Distance 0.21km



22 LONGBRAE AVENUE FOREST HILL VIC 3131

3 1 1

Sold Price $1,098,500 Sold Date 08-May-24

Distance 0.12km

RS = Recent sale **UN** = Undisclosed Sale

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