

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

1/5 Wandin Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$970,000

Median sale price

Median price \$854,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2021 to 31/03/2021 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	68 Hawthorn Rd BURWOOD EAST 3151	\$997,000	10/04/2021
2	1/8 Jackson St FOREST HILL 3131	\$910,000	25/03/2021
3	48 Husband Rd FOREST HILL 3131	\$987,000	11/02/2021

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:

16/06/2021 17:35



 3  2  2

Rooms: 7
Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$970,000
Median Unit Price
March quarter 2021: \$854,000

Comparable Properties



68 Hawthorn Rd BURWOOD EAST 3151 (REI) Agent Comments

 3  2  1

Price: \$997,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 491 sqm approx



1/8 Jackson St FOREST HILL 3131 (REI/VG) Agent Comments

 3  2  1

Price: \$910,000
Method: Sold Before Auction
Date: 25/03/2021
Property Type: Unit
Land Size: 251 sqm approx



48 Husband Rd FOREST HILL 3131 (REI/VG) Agent Comments

 3  2  2

Price: \$987,000
Method: Sold Before Auction
Date: 11/02/2021
Property Type: House (Res)
Land Size: 423 sqm approx