

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

5/3-5 Wickham 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

\$960,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,750

Property type

Unit

Suburb

Forest Hill

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/6 Wren Close Nunawading VIC 3131	\$1,275,000	19-Aug-21
52 Victor Crescent Forest Hill VIC 3131	\$1,025,000	09-Oct-21
3 Madison Boulevard Mitcham VIC 3132	\$1,100,000	21-Jun-21

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: 08 December 2021



1/6 Wren Close Nunawading VIC 3131

3 3 2

Sold Price **\$1,275,000** Sold Date **19-Aug-21**

Distance **0.22km**



52 Victor Crescent Forest Hill VIC 3131

3 2 1

Sold Price **RS\$1,025,000** Sold Date **09-Oct-21**

Distance **1.47km**



3 Madison Boulevard Mitcham VIC 3132

4 2 2

Sold Price **\$1,100,000** Sold Date **21-Jun-21**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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