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	3/299 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $805,000 Property Type Unit Suburb Forest Hill

Period - From 01/04/2021 to 31/03/2022 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.

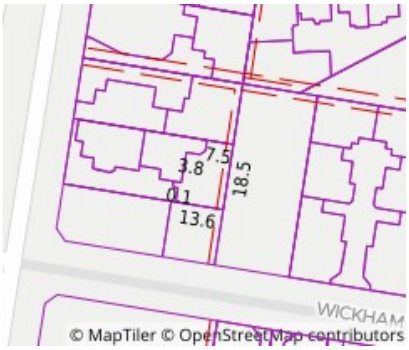
	Address of comparable property	Price	Date of sale
1	6/36 Mount Pleasant Rd NUNAWADING 3131	$750,000	30/04/2022
2	4/135 Jolimont Rd VERMONT 3133	$740,000	27/05/2022
3	1a Wickham Av FOREST HILL 3131	$705,000	30/04/2022

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: 09/06/2022 09:31

3/299 Springvale Road, Forest Hill Vic 3131



2 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2022: $805,000

Comparable Properties



6/36 Mount Pleasant Rd NUNAWADING 3131 (REI)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit

Agent Comments



4/135 Jolimont Rd VERMONT 3133 (REI)

2 2 1

Price: $740,000
Method: Sold Before Auction
Date: 27/05/2022
Property Type: Unit

Agent Comments



1a Wickham Av FOREST HILL 3131 (REI)

2 1 2

Price: $705,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit
Land Size: 234 sqm approx

Agent Comments

Account - Philip Webb

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