

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

52 ASHMORE ROAD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,221,000

Property type

House

Suburb

Forest Hill

Period-from

26 Feb 2024

to

26 Aug 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

89 BARTER CRESCENT FOREST HILL VIC 3131	\$1,250,000	29-Jul-24
5 MILL AVENUE FOREST HILL VIC 3131	\$1,205,000	11-May-24
91 VICKI STREET FOREST HILL VIC 3131	\$1,295,000	17-Aug-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: 26 August 2024

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89 BARTER CRESCENT FOREST HILL VIC 3131

Sold Price ^{RS} **\$1,250,000** Sold Date **29-Jul-24**

3 2 1

Distance **1.35km**



5 MILL AVENUE FOREST HILL VIC 3131

Sold Price **\$1,205,000** Sold Date **11-May-24**

4 2 1

Distance **1.21km**



91 VICKI STREET FOREST HILL VIC 3131

Sold Price ^{RS} **\$1,295,000** Sold Date **17-Aug-24**

4 2 2

Distance **1.59km**

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

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