

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

87 HUSBAND 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,223,000

Property type

House

Suburb

Forest Hill

Period-from

04 Jan 2024

to

04 Jul 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

5 MILL AVENUE FOREST HILL VIC 3131

\$1,205,000

11-May-24

38 DEANSWOOD ROAD FOREST HILL VIC 3131

\$1,225,000

06-Apr-24

23 BARTER CRESCENT FOREST HILL VIC 3131

\$1,100,000

25-Jan-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: 04 July 2024

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5 MILL AVENUE FOREST HILL VIC 3131

 4  2  1

Sold Price

\$1,205,000

Sold Date

11-May-24

Distance

1.03km



38 DEANSWOOD ROAD FOREST HILL VIC 3131

 4  2  2

Sold Price

\$1,225,000

Sold Date

06-Apr-24

Distance

1.9km



23 BARTER CRESCENT FOREST HILL VIC 3131

 4  1  2

Sold Price

\$1,100,000

Sold Date

25-Jan-24

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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