

## 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

17 SILVERLEAF COURT FOREST HILL VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,223,000

Property type

House

Suburb

Forest Hill

Period-from

30 Jan 2024

to

30 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

68 BARTER CRESCENT FOREST HILL VIC 3131	\$1,650,000	18-May-24
33 DICKENS STREET BLACKBURN VIC 3130	\$1,650,000	02-Mar-24
30 MILL AVENUE FOREST HILL VIC 3131	\$1,808,000	17-Feb-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: 30 July 2024

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**68 BARTER CRESCENT FOREST HILL VIC 3131**

Sold Price <sup>RS</sup> **\$1,650,000** Sold Date **18-May-24**

5 3 3

Distance **1.15km**



**33 DICKENS STREET BLACKBURN VIC 3130**

Sold Price **\$1,650,000** Sold Date **02-Mar-24**

4 2 2

Distance **0.44km**



**30 MILL AVENUE FOREST HILL VIC 3131**

Sold Price **\$1,808,000** Sold Date **17-Feb-24**

4 2 2

Distance **0.79km**

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

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