

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

1/20 Nandina Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$854,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2021 to 31/03/2021 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	4/35 Glenburnie Rd MITCHAM 3132	\$932,500	01/12/2020
2	4/34 Glen Valley Rd FOREST HILL 3131	\$922,500	07/12/2020
3	1/9 Haros Av NUNAWADING 3131	\$910,000	17/01/2021

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:

20/04/2021 12:35



 3  1  2

Property Type: Unit
Agent Comments

Comparable Properties



4/35 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$932,500

Method: Private Sale

Date: 01/12/2020

Property Type: Unit

Land Size: 316 sqm approx



4/34 Glen Valley Rd FOREST HILL 3131 (VG)

Agent Comments

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Price: \$922,500

Method: Sale

Date: 07/12/2020

Property Type: Flat/Unit/Apartment (Res)



1/9 Haros Av NUNAWADING 3131 (VG)

Agent Comments

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Price: \$910,000

Method: Sale

Date: 17/01/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit