

# 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 31 Norma Road, 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)

Price Range \$1,000,000 & \$1,050,000

### Median sale price

Median price \$970,000 Property Type House Suburb Forest Hill (3131)

Period - From 29/09/2019 to 29/09/2020 Source Realestate

### Comparable property sales

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
53 VANBROOK STREET, FOREST HILL VIC 3131	\$905,000	06/10/2020
8 GIDGEE COURT, FOREST HILL VIC 3131	\$1,012,000	27/06/2020
16 ANSETT CRESCENT, FOREST HILL VIC 3131	\$971,000	13/06/2020

This Statement of Information was prepared on: 29/10/2020