

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

81 Barter Crescent 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

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,500

Property type

House

Suburb

Forest Hill

Period-from

01 Jul 2019

to

30 Jun 2020

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

49 Barter Crescent Forest Hill VIC 3131	\$920,000	27-Mar-20
2A McKenna Road Forest Hill VIC 3131	\$1,000,000	17-Apr-20
5 Romoly Drive Forest Hill VIC 3131	\$990,000	14-Mar-20

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: 01 July 2020



49 Barter Crescent Forest Hill VIC 3131

 3  1  2

Sold Price

\$920,000

Sold Date

27-Mar-20

Distance

0.28km



2A McKenna Road Forest Hill VIC 3131

 3  1  4

Sold Price

\$1,000,000

Sold Date

17-Apr-20

Distance

0.58km



5 Romoly Drive Forest Hill VIC 3131

 3  1  2

Sold Price

\$990,000

Sold Date

14-Mar-20

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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