

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 SANDON CIRCUIT 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

\$840,000

&

\$924,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Sep 2023

to

31 Aug 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

40 MARONG TERRACE FOREST HILL VIC 3131	930500	15-Jun-24
20 MARONG TERRACE FOREST HILL VIC 3131	900000	17-Jul-24
19 HEATHCOTE DRIVE FOREST HILL VIC 3131	966000	08-Jun-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: 06 September 2024

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40 MARONG TERRACE FOREST HILL VIC 3131

3 2 2

Sold Price

^{RS} **930500**

Sold Date

15-Jun-24

Distance

0.07km



20 MARONG TERRACE FOREST HILL VIC 3131

3 2 2

Sold Price

^{RS} **900000**

Sold Date

17-Jul-24

Distance

0.15km



19 HEATHCOTE DRIVE FOREST HILL VIC 3131

3 2 1

Sold Price

^{RS} **966000** ^{UN}

Sold Date

08-Jun-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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