

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

14/18 Lernes Street 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,750

Property type

Unit

Suburb

Forest Hill

Period-from

01 Nov 2020

to

31 Oct 2021

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

6/7 Stevens Road Vermont VIC 3133	\$650,000	11-Apr-21
8/84-86 Mahoneys Road Forest Hill VIC 3131	\$603,000	30-Mar-21
7/45 Mount Pleasant Road Nunawading VIC 3131	\$629,999	26-May-21

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: 23 November 2021



6/7 Stevens Road Vermont VIC 3133

 2  1  2

Sold Price **\$650,000** Sold Date **11-Apr-21**

Distance **0.37km**

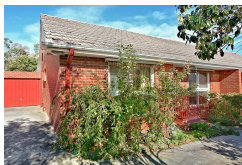


8/84-86 Mahoneys Road Forest Hill VIC 3131

 2  1  1

Sold Price **\$603,000** Sold Date **30-Mar-21**

Distance **1.36km**



7/45 Mount Pleasant Road Nunawading VIC 3131

 2  1  1

Sold Price **\$629,999** Sold Date **26-May-21**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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