

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

4 DEAUVILLE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

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

21 MCCLARES ROAD VERMONT VIC 3133	\$847,000	03-May-23
1 BAMBRA COURT VERMONT VIC 3133	\$865,000	13-Jul-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: 20 September 2024

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**21 MCCLARES ROAD VERMONT
VIC 3133**

 2  1  1

Sold Price

\$847,000

Sold Date **03-May-23**

Distance

1.09km



**1 BAMBRA COURT VERMONT VIC
3133**

 2  1  2

Sold Price

^{RS} **\$865,000**

Sold Date **13-Jul-24**

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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