

## 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

45 LEE ANN STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,140,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Forest Hill

Period-from

01 Nov 2021

to

31 Oct 2022

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 RALEIGH STREET FOREST HILL VIC 3131	\$1,150,000	26-Mar-22
32 LEE ANN STREET BLACKBURN SOUTH VIC 3130	\$1,188,000	10-Jul-21
3 BINDY STREET BLACKBURN SOUTH VIC 3130	\$1,200,000	19-Jul-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: 14 November 2022



**40 RALEIGH STREET FOREST HILL  
 VIC 3131**

 3  1  2

Sold Price **\$1,150,000** Sold Date **26-Mar-22**

Distance **0.23km**



**32 LEE ANN STREET BLACKBURN  
 SOUTH VIC 3130**

 3  1  1

Sold Price **\$1,188,000** Sold Date **10-Jul-21**

Distance **0.18km**



**3 BINDY STREET BLACKBURN  
 SOUTH VIC 3130**

 5  5  3

Sold Price **\$1,200,000** Sold Date **19-Jul-21**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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