# 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

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	51 140 000	&	\$1,190,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,230,000	Property type	House	Suburb	Forest Hill					

31 Oct 2022

#### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2021

**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.

to

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.

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Source



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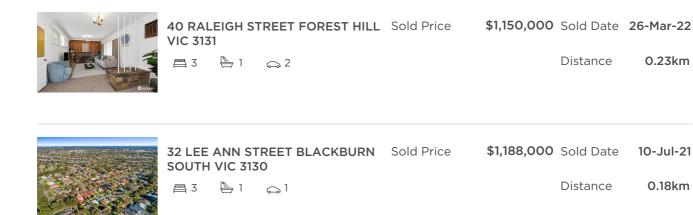
consumer.vic.gov.au

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	3 BINDY STREET BLACKBURN SOUTH VIC 3130		Sold Price	<b>\$1,200,000</b> Sold Date	19-Jul-21	
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RS = Recent sale UN = Undisclosed Sale

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