

# 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 9 Cumberland Court, 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)

Single price \$965,000

### Median sale price

Median price \$1,190,000

Property Type House

Suburb Forest Hill

Period - From 01/01/2024

to 31/12/2024

Source REIV

### 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 six 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
1	51 Alandale Rd BLACKBURN 3130	\$1,000,000	16/11/2024
2	4 Deauville St FOREST HILL 3131	\$985,000	05/10/2024
3	17 Shawlands Av BLACKBURN SOUTH 3130	\$985,000	07/09/2024

**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 six months.~~

This Statement of Information was prepared on:

21/02/2025 09:51

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**Indicative Selling Price**

\$965,000

**Median House Price**

Year ending December 2024: \$1,190,000



3   1   2

**Property Type:** House (Res)

**Land Size:** 681 sqm approx

Agent Comments

## Comparable Properties



**51 Alandale Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 584 sqm approx



**4 Deauville St FOREST HILL 3131 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**17 Shawlands Av BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 376 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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