

# 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 2 Parkmore Road, 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)

Price Range \$950,000 & \$1,030,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Forest Hill (3131)

Period - From 01/10/2022 to 30/09/2023 Source RPDATA

### Comparable property sales

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
30 PARKMORE ROAD, FOREST HILL VIC 3131	\$1,005,500	02/08/2023
15 EVERGLADE AVENUE, FOREST HILL VIC 3131	\$975,000	29/06/2023
392 SPRINGVALE ROAD, FOREST HILL VIC 3131	\$1,010,000	28/07/2023

This Statement of Information was prepared on: 16/10/2023