Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 49 Romoly Drive, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,195,000									
Median sale price										
Median price	\$1,186,500	Pro	operty Type	Ηοι	ise		Suburb	Forest Hill		
Period - From	01/10/2022	to	30/09/2023	6	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Fisher St FOREST HILL 3131	\$1,080,000	18/11/2023
2	36 Bessazile Av FOREST HILL 3131	\$1,030,000	24/11/2023
3	2 Parkmore Rd FOREST HILL 3131	\$1,010,000	10/11/2023

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:

08/01/2024 11:44



49 Romoly Drive, Forest Hill Vic 3131



Grant Lynch



Property Type: House (Previously Occupied - Detached) Land Size: 603 sqm approx Agent Comments 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$1,195,000 Median House Price Year ending September 2023: \$1,186,500

Comparable Properties



5 Fisher St FOREST HILL 3131 (REI)

36 Bessazile Av FOREST HILL 3131 (REI)

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Price: \$1,080,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 628 sqm approx Agent Comments

Agent Comments



Price: \$1,030,000 Method: Private Sale Date: 24/11/2023 Property Type: House

3

2 Parkmore Rd FOREST HILL 3131 (REI/VG)



Agent Comments



Price: \$1,010,000 Method: Sold Before Auction Date: 10/11/2023 Property Type: House (Res) Land Size: 586 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



property data

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