

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

49 Romoly Drive, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,195,000

Median sale price

Median price \$1,186,500

Property Type House

Suburb Forest Hill

Period - From 01/10/2022

to 30/09/2023

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



5 Fisher St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 628 sqm approx



36 Bessazile Av FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 24/11/2023

Property Type: House



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