

# 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

5 Morloc Street, 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)

Range between \$1,050,000 & \$1,150,000

### 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	84 Bindy St FOREST HILL 3131	\$1,210,000	26/08/2023
2	4 Boyle St FOREST HILL 3131	\$1,175,000	24/06/2023
3	21 Calypso Ct FOREST HILL 3131	\$1,050,000	18/09/2023

**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:

27/10/2023 12:26



4   2   2

**Property Type:** House  
**Land Size:** 572 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending September 2023: \$1,186,500

## Comparable Properties



**84 Bindy St FOREST HILL 3131 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx



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

**Agent Comments**

3   1   1

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 575 sqm approx



**21 Calypso Ct FOREST HILL 3131 (REI)**

**Agent Comments**

4   2   4

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 18/09/2023  
**Property Type:** House

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