

# 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

14 Jolimont 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)

Single price \$1,430,000

### Median sale price

Median price \$1,225,500

Property Type House

Suburb Forest Hill

Period - From 01/04/2021

to 31/03/2022

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	1 Short St VERMONT 3133	\$1,443,500	18/12/2021
2	58 Menin Rd FOREST HILL 3131	\$1,425,000	16/12/2021
3	11 Elmington Av FOREST HILL 3131	\$1,420,000	10/12/2021

**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:

14/05/2022 17:35

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**Indicative Selling Price**

\$1,430,000

**Median House Price**

Year ending March 2022: \$1,225,500



4 2 2

**Property Type:** House (Res)

**Land Size:** 715 sqm approx

Agent Comments

## Comparable Properties



**1 Short St VERMONT 3133 (VG)**

Agent Comments

4 - -

**Price:** \$1,443,500

**Method:** Sale

**Date:** 18/12/2021

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



**58 Menin Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$1,425,000

**Method:** Sold Before Auction

**Date:** 16/12/2021

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**11 Elmington Av FOREST HILL 3131 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 10/12/2021

**Property Type:** House (Res)

**Land Size:** 411 sqm approx

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