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#### 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	28 Romoly Drive, Forest Hill Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,075,000

#### Median sale price

Median price	\$1,105,000	Hou	ise X	Unit		Suburk	Forest Hill
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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

Add	dress of comparable property	Price	Date of sale
1	33 Boyd St BLACKBURN SOUTH 3130	\$1,068,000	01/12/2017
2	45 Barter Cr FOREST HILL 3131	\$1,050,000	25/11/2017
3	16 Mutual Ct FOREST HILL 3131	\$1,015,000	16/12/2017

#### 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.

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Indicative Selling Price \$1,075,000 Median House Price

December quarter 2017: \$1,105,000





Rooms:

**Property Type:** House (Res) **Land Size:** 600 sqm approx

Agent Comments

# Comparable Properties



33 Boyd St BLACKBURN SOUTH 3130 (REI)

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Price: \$1,068,000

Method: Sold Before Auction

Date: 01/12/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 540 sqm approx

45 Barter Cr FOREST HILL 3131 (REI)

**—** 





**Price:** \$1,050,000 **Method:** Auction Sale **Date:** 25/11/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 615 sqm approx

16 Mutual Ct FOREST HILL 3131 (REI)

**-**3





**Price:** \$1,015,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: 7

**Property Type:** House **Land Size:** 590 sqm approx





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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