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	4 Romoly Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between $2,150,000 & $2,250,000

Median sale price

Median price $1,116,500 Property Type House Suburb Forest Hill

Period - From 01/01/2024 to 31/03/2024 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	26 Faulkner St BLACKBURN SOUTH 3130	$2,399,000	17/02/2024
2	12 Romoly Dr FOREST HILL 3131	$2,305,000	10/04/2024
3	36 Golden Glen Rd FOREST HILL 3131	$2,155,000	13/04/2024

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: 03/06/2024 10:09

4 Romoly Drive, Forest Hill Vic 3131

Harcourts



5 4 2

Property Type: House
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000 - $2,250,000
Median House Price
March quarter 2024: $1,116,500

Comparable Properties



26 Faulkner St BLACKBURN SOUTH 3130 (REI)

5 3 2

Price: $2,399,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments



12 Romoly Dr FOREST HILL 3131 (REI)

5 3 2

Price: $2,305,000
Method: Private Sale
Date: 10/04/2024
Property Type: House

Agent Comments



36 Golden Glen Rd FOREST HILL 3131 (REI)

5 3 2

Price: $2,155,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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