

# 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

103 Mahoneys 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)

Range between \$1,120,000 & \$1,160,000

### Median sale price

Median price \$1,145,250 Property Type House Suburb Forest Hill

Period - From 01/04/2021 to 30/06/2021 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	13 Longbrae Av FOREST HILL 3131	\$1,150,000	06/05/2021
2	36 Faulkner St FOREST HILL 3131	\$1,140,000	27/02/2021
3	181 Mahoneys Rd FOREST HILL 3131	\$1,135,000	24/07/2021

**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: 06/08/2021 11:39



3   1   1

**Property Type:** House  
**Land Size:** 612 sqm approx  
**Agent Comments**  
Extra Off Street Parking.

**Indicative Selling Price**  
\$1,120,000 - \$1,160,000  
**Median House Price**  
June quarter 2021: \$1,145,250

## Comparable Properties



**13 Longbrae Av FOREST HILL 3131 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 06/05/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**36 Faulkner St FOREST HILL 3131 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**181 Mahoneys Rd FOREST HILL 3131 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,135,000  
**Method:** Auction Sale  
**Date:** 24/07/2021  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx

**Account - MJ Docking & Assocs** | P: (03) 8877 7022 | F: (03) 9874 3062