

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

3/80-82 Mahoneys Road Forest Hill VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,750

Property type

Unit

Suburb

Forest Hill

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

8/84-86 Mahoneys Road Forest Hill VIC 3131	\$603,000	30-Mar-21
2/39 Glebe Street Forest Hill VIC 3131	\$623,000	03-Jul-21
2/7 Matheson Road Forest Hill VIC 3131	\$630,000	04-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 16 November 2021



8/84-86 Mahoneys Road Forest Hill VIC 3131 Sold Price **\$603,000** Sold Date **30-Mar-21**

 2  1  1

Distance **0.03km**



2/39 Glebe Street Forest Hill VIC 3131 Sold Price **\$623,000** Sold Date **03-Jul-21**

 2  1  1

Distance **0.21km**



2/7 Matheson Road Forest Hill VIC 3131 Sold Price ^{RS} **\$630,000** Sold Date **04-Nov-21**

 2  2  1

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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