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	3/116 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	Unit	Suburb	Forest Hill
Period-from	01 Sep 2022	to	31 Aug 2023	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
8/125-129 HAWTHORN ROAD FOREST HILL VIC 3131	$1,025,000	09-Sep-23
17/125-129 HAWTHORN ROAD FOREST HILL VIC 3131	$925,000	24-Jun-23
1/369 SPRINGVALE ROAD FOREST HILL VIC 3131	$900,000	09-Aug-23

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: 21 September 2023

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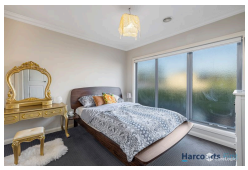
8/125-129 HAWTHORN ROAD FOREST HILL VIC 3131

3 2 2

Sold Price RS $1,025,000 Sold Date 09-Sep-23

Distance 0.52km

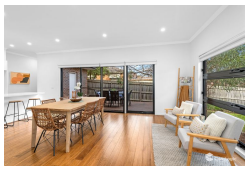


17/125-129 HAWTHORN ROAD FOREST HILL VIC 3131

3 2 2

Sold Price $925,000 Sold Date 24-Jun-23

Distance 0.58km



1/369 SPRINGVALE ROAD FOREST HILL VIC 3131

3 2 2

Sold Price RS $900,000 Sold Date 09-Aug-23

Distance 0.74km

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

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