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	1/175 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

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

Single price $825,000

Median sale price

Median price $780,500 Property Type Unit Suburb Forest Hill

Period - From 01/10/2022 to 30/09/2023 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	1/1 Norma Rd FOREST HILL 3131	$820,000	07/10/2023
2	11/8-12 Mcclares Rd VERMONT 3133	$810,000	31/08/2023
3	2/275 Springvale Rd NUNAWADING 3131	$808,000	09/09/2023

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: 24/10/2023 11:44

1/175 Mahoneys Road, Forest Hill Vic 3131



3 1 1

Property Type: House
Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price
$825,000
Median Unit Price
Year ending September 2023: $780,500

Comparable Properties



1/1 Norma Rd FOREST HILL 3131 (REI)

3 1 2

Price: $820,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit
Land Size: 279 sqm approx

Agent Comments



11/8-12 Mcclares Rd VERMONT 3133 (REI)

2 1 2

Price: $810,000
Method: Private Sale
Date: 31/08/2023
Property Type: Unit
Land Size: 195 sqm approx

Agent Comments



2/275 Springvale Rd NUNAWADING 3131 (REI)

3 1 2

Price: $808,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit
Land Size: 245 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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