

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

3/1 JILMAX COURT 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jun 2021

to

31 May 2022

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

3/80-82 MAHONEYS ROAD FOREST HILL VIC 3131	\$585,000	17-Feb-22
8/104 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$580,000	09-Feb-22
1/4 WREFORD ROAD BLACKBURN SOUTH VIC 3130	\$587,000	06-Mar-22

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.~~

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OBrien

Anthony Molinaro

P 0398942044

M 0411061796

E anthony.molinaro@obre.com.au



**3/80-82 MAHONEYS ROAD
FOREST HILL VIC 3131**

2 1 1

Sold Price **\$585,000** Sold Date **17-Feb-22**

Distance **1.03km**



**8/104 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

2 1 1

Sold Price **\$580,000** Sold Date **09-Feb-22**

Distance **0.98km**



**1/4 WREFORD ROAD BLACKBURN
SOUTH VIC 3130**

2 1 1

Sold Price **\$587,000** Sold Date **06-Mar-22**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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