

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

4/80-82 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jun 2020

to

31 May 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
4/96 Blackburn Road Blackburn VIC 3130	\$636,000	25-Apr-21
4/38-40 McClares Road Vermont VIC 3133	\$718,000	02-Jun-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: 04 June 2021



**8/84-86 Mahoneys Road Forest Hill
VIC 3131**

2 1 1

Sold Price

\$603,000

Sold Date

30-Mar-21

Distance

0.04km



**4/96 Blackburn Road Blackburn
VIC 3130**

2 1 1

Sold Price

^{RS} **\$636,000**

Sold Date

25-Apr-21

Distance

1.64km



**4/38-40 McClares Road Vermont
VIC 3133**

2 1 1

Sold Price

^{RS} **\$718,000**

Sold Date

02-Jun-21

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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