



3 1 1

Rooms:
Property Type: Flat
Land Size: 403.476 sqm
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending March 2017: \$975,000

Comparable Properties



4/65-67 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$770,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: Unit
Land Size: 274 sqm



42 Sandon Cirt FOREST HILL 3131 (REI)

Agent Comments

3 2 1

Price: \$764,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Unit



2/235 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**

3 2 1

Price: \$730,000
Method: Private Sale
Date: 28/03/2017
Rooms: 5
Property Type: Unit

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

2/66 Mahoneys Road, Forest Hill Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$975,000

House

X

Suburb

Forest Hill

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
4/65-67 Mount Pleasant Rd NUNAWADING 3131	\$770,000	03/06/2017
42 Sandon Cirt FOREST HILL 3131	\$764,000	03/06/2017
2/235 Springvale Rd NUNAWADING 3131	\$730,000	28/03/2017