

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

2/296 SPRINGVALE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jan 2023

to

31 Dec 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

2/37 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$730,000	21-Sep-23
1/175 MAHONEY'S ROAD FOREST HILL VIC 3131	\$825,000	31-Oct-23
179 MOUNT PLEASANT ROAD FOREST HILL VIC 3131	\$801,000	25-Nov-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: 25 January 2024



2/37 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

2 1 2

Sold Price **\$730,000** Sold Date **21-Sep-23**

Distance **0.95km**



1/175 MAHONEYS ROAD FOREST HILL VIC 3131

3 1 1

Sold Price **\$825,000** Sold Date **31-Oct-23**

Distance **1.49km**



179 MOUNT PLEASANT ROAD FOREST HILL VIC 3131

2 2 2

Sold Price ^{RS} **\$801,000** Sold Date **25-Nov-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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