

# 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

72 Mahoneys Road, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,015,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2020

to 31/03/2021

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	48 Husband Rd FOREST HILL 3131	\$987,000	11/02/2021
2	4 Willurah St FOREST HILL 3131	\$968,000	13/02/2021
3	1/8 Jackson St FOREST HILL 3131	\$910,000	25/03/2021

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:

04/05/2021 10:51



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 433 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
Year ending March 2021: \$1,015,000

## Comparable Properties



**48 Husband Rd FOREST HILL 3131 (REI/VG)** **Agent Comments**



**Price:** \$987,000  
**Method:** Sold Before Auction  
**Date:** 11/02/2021  
**Property Type:** House (Res)  
**Land Size:** 423 sqm approx



**4 Willurah St FOREST HILL 3131 (VG)** **Agent Comments**



**Price:** \$968,000  
**Method:** Sale  
**Date:** 13/02/2021  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**1/8 Jackson St FOREST HILL 3131 (REI)** **Agent Comments**



**Price:** \$910,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2021  
**Property Type:** Unit  
**Land Size:** 251 sqm approx