

## 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

2/74 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jan 2019

to

31 Dec 2019

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

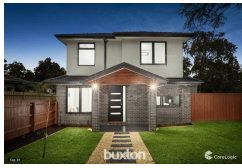
Date of sale

1/406 Canterbury Road Forest Hill VIC 3131	\$840,000	23-Oct-19
2/22 Abelia Street Forest Hill VIC 3131	\$852,000	25-Sep-19
18/125-129 Hawthorn Road Forest Hill VIC 3131	\$826,000	24-Aug-19

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: 24 January 2020



**1/406 Canterbury Road Forest Hill VIC 3131**

4 3 2

Sold Price

**\$840,000**

Sold Date

**23-Oct-19**

Distance

**0.85km**



**2/22 Abelia Street Forest Hill VIC 3131**

3 1 2

Sold Price

**\$852,000**

Sold Date

**25-Sep-19**

Distance

**1.69km**



**18/125-129 Hawthorn Road Forest Hill VIC 3131**

3 2 2

Sold Price

**\$826,000**

Sold Date

**24-Aug-19**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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