

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

168 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Forest Hill

Period - From 01/07/2022 to 30/06/2023 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	2 Bogong Ct FOREST HILL 3131	\$1,100,000	01/04/2023
2	6 Clifford Ct FOREST HILL 3131	\$1,051,000	13/05/2023
3	314 Canterbury Rd FOREST HILL 3131	\$990,000	30/05/2023

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:

17/07/2023 10:45



Property Type: House

Land Size: 531 sqm approx

Agent Comments

Comparable Properties



2 Bogong Ct FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 01/04/2023

Property Type: House

Land Size: 525 sqm approx



6 Clifford Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,051,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 653 sqm approx



314 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 30/05/2023

Property Type: House (Res)