

# 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

2/219-223 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 \$750,000 & \$825,000

### Median sale price

Median price \$780,500 Property Type Unit Suburb Forest Hill

Period - From 01/10/2022 to 30/09/2023 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	3/239 Blackburn Rd BLACKBURN SOUTH 3130	\$842,000	02/09/2023
2	1/1 Norma Rd FOREST HILL 3131	\$820,000	07/10/2023
3	3/335 Canterbury Rd FOREST HILL 3131	\$788,000	03/11/2023

**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:

09/01/2024 09:48



3   2   1

**Property Type:** Strata Unit/Flat

**Land Size:** 161 sqm approx

Agent Comments

## Comparable Properties



**3/239 Blackburn Rd BLACKBURN SOUTH 3130** Agent Comments  
(REI/VG)

2   1   -

**Price:** \$842,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** Unit

**Land Size:** 238 sqm approx



**1/1 Norma Rd FOREST HILL 3131** (REI/VG)   Agent Comments

3   1   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 07/10/2023

**Property Type:** Unit

**Land Size:** 279 sqm approx



**3/335 Canterbury Rd FOREST HILL 3131** (REI/VG)   Agent Comments

2   1   2

**Price:** \$788,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** Unit