

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

3/70 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$950,000 Property Type Townhouse Suburb Forest Hill

Period - From 12/03/2023 to 11/03/2024 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	2/412 Canterbury Rd FOREST HILL 3131	\$1,023,000	14/10/2023
2	2a Jackson St FOREST HILL 3131	\$943,000	17/02/2024
3	2/243 Springvale Rd NUNAWADING 3131	\$855,000	11/12/2023

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:

12/03/2024 15:17



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median Townhouse Price

12/03/2023 - 11/03/2024: \$950,000

Comparable Properties



2/412 Canterbury Rd FOREST HILL 3131 (VG) Agent Comments

3 - -

Price: \$1,023,000

Method: Sale

Date: 14/10/2023

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



2a Jackson St FOREST HILL 3131 (REI) Agent Comments

3 2 1

Price: \$943,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 223 sqm approx



2/243 Springvale Rd NUNAWADING 3131 (REI) Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700