

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

62 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,255,500 Property Type House Suburb Forest Hill

Period - From 01/01/2023 to 31/12/2023 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	1/2 Haros Av NUNAWADING 3131	\$1,095,000	09/12/2023
2	135 Holland Rd BLACKBURN SOUTH 3130	\$1,021,000	25/11/2023
3	177 Mahoneys Rd FOREST HILL 3131	\$1,008,000	16/01/2024

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:

24/01/2024 13:01



 3  2  2

Property Type: House (Res)

Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2023: \$1,255,500

Comparable Properties



1/2 Haros Av NUNAWADING 3131 (REI)

Agent Comments

 3  2  1

Price: \$1,095,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



135 Holland Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,021,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 355 sqm approx



177 Mahoneys Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,008,000

Method: Sold Before Auction

Date: 16/01/2024

Property Type: House (Res)

Land Size: 566 sqm approx