## Statement of Information

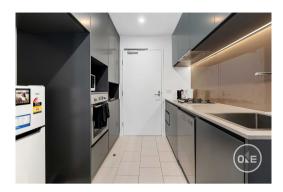
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offe	red for s	sale									
Address Including suburb and postcode 307/251 Ca			Car	nterbury Road, F	orest Hill V	ic 313	31				
ndicative selling price											
For the meaning	g of this p	orice see	cons	sumer.vic.gov.au	ı/underquo	ting					
Range between \$390,000				&	\$410,000						
Median sale p	orice										
Median price	edian price \$775,000 F			operty Type Uni	t		Subur	Foi	rest Hill		
Period - From	eriod - From 07/10/2023 to			06/10/2024	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	<b>)</b>
1											
2											
3											
OR											
				epresentative rea							)
		This Sta	atem	ent of Informatio	n was prer	oared	on: $\Gamma$		07/10/20	124 12:00	









Property Type: Apartment
Agent Comments

Indicative Selling Price \$390,000 - \$410,000 Median Unit Price 07/10/2023 - 06/10/2024: \$775,000

07/10/2023 - 00/10/2024. ψ77

Council Rate approx. \$730 yearly / Owners Corp approx. \$3,985 yearly

## Comparable Properties

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.

Account - The One Real Estate (AU) | P: 03 7007 5707



