

# 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 307/251 Canterbury 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 \$390,000 & \$410,000

### Median sale price

Median price \$775,000 Property Type Unit Suburb Forest Hill

Period - 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
1		
2		
3		

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: 07/10/2024 12:00



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**Property Type:** Apartment

**Agent Comments**

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

**Indicative Selling Price**

\$390,000 - \$410,000

**Median Unit Price**

07/10/2023 - 06/10/2024: \$775,000

## 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