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

10/305 CANTERBURY ROAD FOREST HILL VIC 3131

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$670,000	&	\$715,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$800,000	Property type	Unit	Suburb	Forest Hill		

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
18/305 CANTERBURY ROAD FOREST HILL VIC 3131	\$690,000	01-Jan-24	
4/88-90 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$730,000	17-Nov-23	
6/33-35 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$730,000	14-Oct-23	

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 6 months.

This Statement of Information was prepared on: 01 February 2024

Source

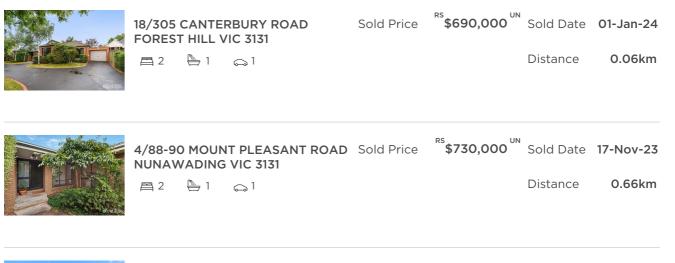


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E anthony.molinaro@obre.com.au



NO.	6/33-35 MOUNT PLEASANT ROAD NUNAWADING VIC 3131			Sold Price	\$730,000	Sold Date	14-Oct-23	
	E 2	1	Ģ ¹			Distance	1.18km	

RS = Recent sale UN = Undisclosed Sale

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