

## 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

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



**18/305 CANTERBURY ROAD  
FOREST HILL VIC 3131**

 2  1  1

Sold Price <sup>RS</sup> **\$690,000** <sup>UN</sup> Sold Date **01-Jan-24**

Distance **0.06km**



**4/88-90 MOUNT PLEASANT ROAD  
NUNAWADING VIC 3131**

 2  1  1

Sold Price <sup>RS</sup> **\$730,000** <sup>UN</sup> Sold Date **17-Nov-23**

Distance **0.66km**



**6/33-35 MOUNT PLEASANT ROAD  
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$730,000** Sold Date **14-Oct-23**

Distance **1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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