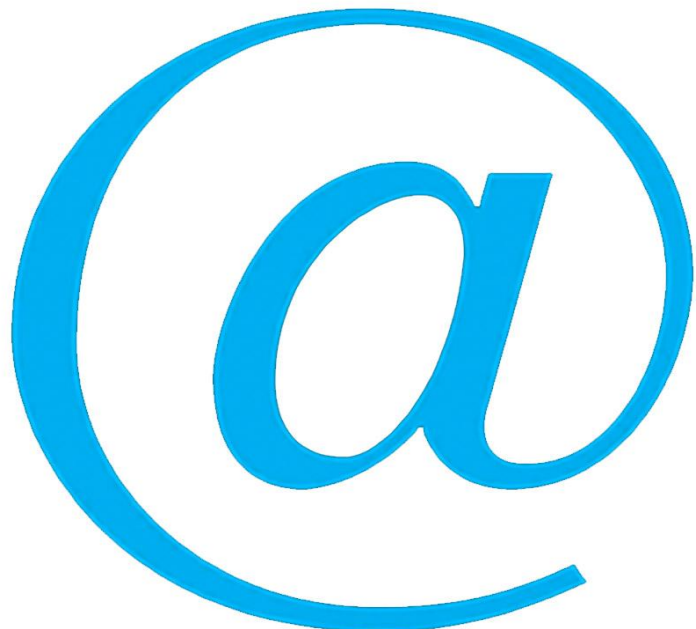


STATEMENT OF INFORMATION

25/259 CANTERBURY ROAD, FOREST HILL, VIC 3131
PREPARED BY KENNETH OOI, KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25/259 CANTERBURY ROAD, FOREST

2 2 1

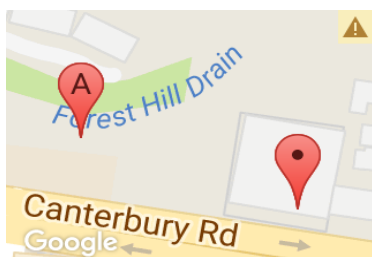
Indicative Selling Price

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

Price Range: **\$400,000 to \$440,000**

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



FOREST HILL, VIC, 3131

Suburb Median Sale Price (Unit)

\$610,750

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



222/251 CANTERBURY RD, FOREST HILL, VIC

2 - -

Sale Price

\$400,000

Sale Date: 30/05/2017

Distance from Property: 94m



28/259 CANTERBURY RD, FOREST HILL, VIC

2 2 1

Sale Price

\$460,000

Sale Date: 15/05/2017

Distance from Property: 0m



208/251 CANTERBURY RD, FOREST HILL, VIC

- - -

Sale Price

\$428,000

Sale Date: 20/02/2017

Distance from Property: 94m



This report has been compiled on 23/08/2017 by Kenneth Ooi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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103/251 CANTERBURY RD, FOREST HILL, VIC



Sale Price

\$398,000

Sale Date: 20/02/2017

Distance from Property: 94m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25/259 CANTERBURY ROAD, FOREST HILL, VIC 3131

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$610,750

House

Unit

X

Suburb

FOREST HILL

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
222/251 CANTERBURY RD, FOREST HILL, VIC 3131	\$400,000	30/05/2017
28/259 CANTERBURY RD, FOREST HILL, VIC 3131	\$460,000	15/05/2017
208/251 CANTERBURY RD, FOREST HILL, VIC 3131	\$428,000	20/02/2017
103/251 CANTERBURY RD, FOREST HILL, VIC 3131	\$398,000	20/02/2017