

## 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 33/259 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 \$498,000 &amp; \$547,800

**Median sale price**

Median price \$610,500 House Unit X Suburb Forest Hill

Period - From 01/01/2018 to 31/03/2018 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	31/259 Canterbury Rd FOREST HILL 3131	\$546,000	10/03/2018
2	109/12 Wood St NUNAWADING 3131	\$519,000	02/02/2018
3	1/259 Canterbury Rd FOREST HILL 3131	\$465,000	31/01/2018

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.



Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$498,000 - \$547,800  
**Median Unit Price**  
March quarter 2018: \$610,500

## Comparable Properties

**31/259 Canterbury Rd FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$546,000  
**Method:** Private Sale  
**Date:** 10/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**109/12 Wood St NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$519,000  
**Method:** Private Sale  
**Date:** 02/02/2018  
**Rooms:** -  
**Property Type:** Apartment

**1/259 Canterbury Rd FOREST HILL 3131 (VG)**

Agent Comments



**Price:** \$465,000  
**Method:** Sale  
**Date:** 31/01/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)