

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

3/2 Golden Glen Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$963,000

Property Type Townhouse

Suburb Forest Hill

Period - From 17/05/2021

to

16/05/2022

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	5/468 Canterbury Rd FOREST HILL 3131	\$775,000	22/12/2021
2	8/265 Canterbury Rd FOREST HILL 3131	\$765,000	16/10/2021
3	2/91 Hawthorn Rd FOREST HILL 3131	\$762,999	11/12/2021

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:

17/05/2022 15:51

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



3 1 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Townhouse Price
17/05/2021 - 16/05/2022: \$963,000

Comparable Properties



5/468 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 2 1

Price: \$775,000
Method: Sold Before Auction
Date: 22/12/2021
Property Type: Townhouse (Res)



8/265 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Townhouse (Res)



2/91 Hawthorn Rd FOREST HILL 3131 (VG)

Agent Comments

2 - -

Price: \$762,999
Method: Sale
Date: 11/12/2021
Property Type: Flat/Unit/Apartment (Res)