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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$963,000	Pro	operty Type	Том	nhouse		Suburb	Forest Hill
Period - From	17/05/2021	to	16/05/2022		So	ource	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.

Add	dress 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



3/2 Golden Glen Road, Forest Hill Vic 3131

Mc**Grath**





Property Type: Townhouse Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

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)



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

Agent Comments



8/265 Canterbury Rd FOREST HILL 3131 (REI/VG) 3 2 2 2

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



2/91 Hawthorn Rd FOREST HILL 3131 (VG)

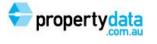
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Agent Comments

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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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