### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	307/251 Canterbury Road, Forest Hill Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$398,000

#### Median sale price

Median price	\$775,000	Pro	perty Type U	Jnit		Suburb	Forest Hill
Period - From	01/01/2024	to	31/12/2024	S	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.

#### Address of comparable property

	040/054 O	<b>\$400.000</b>	04 /04 /0005
<u> </u>	319/251 Canterbury Rd FOREST HILL 3131	\$400,000	01/01/2025
2	119/251 Canterbury Rd FOREST HILL 3131	\$425,000	11/12/2024
3	14/259 Canterbury Rd FOREST HILL 3131	\$420,000	15/08/2024

#### 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:	05/02/2025 08:14



Date of sale











**Indicative Selling Price** \$398,000 **Median Unit Price** Year ending December 2024: \$775,000

Property Type: Apartment

**Agent Comments** 

Council Rate approx. \$730 yearly / Owners Corp approx. \$3,985 yearly

# Comparable Properties



319/251 Canterbury Rd FOREST HILL 3131 (REI/VG)





**Agent Comments** 

Price: \$400,000 Method: Private Sale Date: 01/01/2025

Property Type: Apartment



119/251 Canterbury Rd FOREST HILL 3131 (REI/VG)







Agent Comments

Price: \$425,000 Method: Private Sale Date: 11/12/2024

Property Type: Apartment



14/259 Canterbury Rd FOREST HILL 3131 (REI/VG)







**Agent Comments** 

Price: \$420,000 Method: Private Sale Date: 15/08/2024

Property Type: Apartment Land Size: 93.50 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707





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