Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

		9 Canterbury Road	d, Forest Hill Vic 3	3131			
Including subu po	stcode						
ndicative sell	ing price						
or the meaning	of this price se	ee consumer.vic.go	ov.au/underquotin	g			
Single price	e \$455,000						
Median sale p	rice						
Median price	\$730,000	House	Unit X		Suburb	Forest Hill	
Period - From	01/01/2018	to 31/12/2018	Sou	rce REIV			

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	4/470 Canterbury Rd FORESTHILL 3131	\$470,000	06/10/2018
2	4/472 Canterbury Rd FORESTHILL 3131	\$470,000	06/10/2018
3	6/259 Canterbury Rd FORESTHILL 3131	\$452,000	24/09/2018

OR

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.

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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McGrath

Year ending December 2018: \$730,000

Indicative Selling Price

Median Unit Price

\$455,000





Agent Comments

Agent Comments

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/470 Canterbury Rd FOREST HILL 3131 (VG)

Price: \$470,000 Method: Sale Date: 06/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/472 Canterbury Rd FOREST HILL 3131 (REI) Agent Comments

Price: \$470,000 Method: Auction Sale Date: 06/10/2018

Rooms: 3

Property Type: Unit



6/259 Canterbury Rd FOREST HILL 3131

(REI/VG)

Price: \$452,000 Method: Private Sale Date: 24/09/2018

Rooms: -

Property Type: Apartment

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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