

## 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 24/259 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)

Single price \$455,000

## Median sale price

Median price \$730,000

House

Unit

X

Suburb

Forest Hill

Period - From 01/01/2018

to

31/12/2018

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	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

~~**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.~~



 2  2  1

**Rooms:**

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$455,000

**Median Unit Price**  
Year ending December 2018: \$730,000

## Comparable Properties



**4/470 Canterbury Rd FOREST HILL 3131 (VG)** Agent Comments

 2  -  -

**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

 2  1  1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** 3

**Property Type:** Unit



**6/259 Canterbury Rd FOREST HILL 3131 (REI/VG)** Agent Comments

 2  1  -

**Price:** \$452,000

**Method:** Private Sale

**Date:** 24/09/2018

**Rooms:** -

**Property Type:** Apartment

