

## 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

224/251 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 \$425,000

## Median sale price

Median price \$1,092,500

House

X

Unit

Suburb Forest Hill

Period - From 01/04/2017

to 30/06/2017

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 | 212/251 Canterbury Rd FOREST HILL 3131 | \$465,000 | 14/06/2017   |
| 2 | 28/259 Canterbury Rd FOREST HILL 3131  | \$460,000 | 15/05/2017   |
| 3 | 214/251 Canterbury Rd FOREST HILL 3131 | \$425,000 | 10/07/2017   |

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.~~



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**

\$425,000

**Median House Price**

June quarter 2017: \$1,092,500

## Comparable Properties

**212/251 Canterbury Rd FOREST HILL 3131 (VG)**

Agent Comments



**Price:** \$465,000

**Method:** Sale

**Date:** 14/06/2017

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat

**28/259 Canterbury Rd FOREST HILL 3131 (VG)**

Agent Comments



**Price:** \$460,000

**Method:** Sale

**Date:** 15/05/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

**214/251 Canterbury Rd FOREST HILL 3131 (VG)**

Agent Comments



**Price:** \$425,000

**Method:** Sale

**Date:** 10/07/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat