

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

3/373-375 Canterbury Road Forest Hill VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

40/457-467 Canterbury Road Vermont VIC 3133	\$700,000	02-Dec-21
2/21 McGhee Avenue Mitcham VIC 3132	\$720,000	13-Nov-21
7/32 Springvale Road Nunawading VIC 3131	\$720,000	17-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 28 February 2022



**40/457-467 Canterbury Road
Vermont VIC 3133**

3 - 2

Sold Price

\$700,000

Sold Date

02-Dec-21

Distance

0.96km



**2/21 McGhee Avenue Mitcham VIC
3132**

3 1 2

Sold Price

\$720,000

Sold Date

13-Nov-21

Distance

2.29km



**7/32 Springvale Road Nunawading
VIC 3131**

3 1 1

Sold Price

Sold Date

17-Dec-21

Distance

3.22km

RS = Recent sale

UN = Undisclosed Sale

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