

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

3/507-309 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price

\$778,500

Property Type

Unit

Suburb

Forest Hill

Period - From

01/04/2022

to

31/03/2023

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	3/65-67 Mount Pleasant Rd NUNAWADING 3131	\$790,000	21/11/2022
2			
3			

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:

04/05/2023 16:18



 3  1  2

Property Type: Unit
Land Size: 359 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
Year ending March 2023: \$778,500

Comparable Properties

3/65-67 Mount Pleasant Rd NUNAWADING 3131 (VG) **Agent Comments**

 3  2  2

Price: \$790,000
Method: Sale
Date: 21/11/2022
Property Type: Flat/Unit/Apartment (Res)

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.