

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

5/444 Canterbury Road, Forest Hill, VIC 3131

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

799,000

Property Type

Unit

Suburb

Forest Hill

Period - From

28/05/2024

to

27/11/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/ 2 Jilmax Ct, Forest Hill Vic	\$591,000	09/11/2024
2 3/ 2 Walker Av, Mitcham Vic	\$637,500	08/11/2024
3 7/ 513 Mitcham Rd, Vermont Vic	\$630,000	02/10/2024

This Statement of Information was prepared on:

28/11/2024