

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

10/444 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Forest Hill

Period - From

21/01/2019

to

20/01/2020

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	1/8 McClares Rd VERMONT 3133	\$468,000	22/11/2019
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:

21/01/2020 13:22



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Property Type: Strata Unit/Flat

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

21/01/2019 - 20/01/2020: \$775,000

Comparable Properties



1/8 McClares Rd VERMONT 3133 (VG)

Agent Comments

2 - -

Price: \$468,000

Method: Sale

Date: 22/11/2019

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.