

## 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 4/440 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)

Range between \$700,000 & \$750,000

## Median sale price

Median price \$731,000 House Unit X Suburb Forest Hill

Period - From 01/10/2017 to 31/12/2017 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	11 Marong Tce FOREST HILL 3131	\$750,000	04/08/2017
2	6/210 Springvale Rd NUNAWADING 3131	\$739,000	28/10/2017
3	25/305 Canterbury Rd FOREST HILL 3131	\$700,000	19/09/2017

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.



3 2 2

**Rooms:**

**Property Type:** Unit

**Land Size:** 286 sqm approx

**Agent Comments**

## Comparable Properties



**11 Marong Tce FOREST HILL 3131 (REI)**

**Agent Comments**

2 1 1

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 04/08/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 249 sqm approx



**6/210 Springvale Rd NUNAWADING 3131 (REI)** **Agent Comments**

3 2 1

**Price:** \$739,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 184 sqm approx



**25/305 Canterbury Rd FOREST HILL 3131 (REI)**

**Agent Comments**

2 2 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 19/09/2017

**Rooms:** 3

**Property Type:** Apartment