

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

119/251 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

\$395,000

&

\$434,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Aug 2023

to

31 Jul 2024

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

12/12 WOOD STREET NUNAWADING VIC 3131	\$445,000	25-Jun-24
221/193-195 SPRINGVALE ROAD NUNAWADING VIC 3131	\$425,000	30-Mar-24
207/251 CANTERBURY ROAD FOREST HILL VIC 3131	\$360,000	10-Jun-24

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: 16 August 2024



**12/12 WOOD STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price ^{RS} **\$445,000** ^{UN} Sold Date **25-Jun-24**

Distance **1.59km**

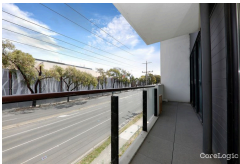


**221/193-195 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$425,000** Sold Date **30-Mar-24**

Distance **1.56km**



**207/251 CANTERBURY ROAD
FOREST HILL VIC 3131**

 2  1  -

Sold Price ^{RS} **\$360,000** ^{UN} Sold Date **10-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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