WE DELIVER RESULTS

STATEMENT OF INFORMATION

315 CANTERBURY ROAD, FOREST HILL, VIC 3131

PREPARED BY KATHERINE OLSEN, BIGGIN & SCOTT GLEN WAVERLEY





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



315 CANTERBURY ROAD, FOREST HILL, 🕮 2 🕒 1 😂 1







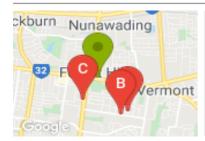
Indicative Selling Price

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

Single Price: \$850,000

Provided by: Katherine Olsen, Biggin & Scott Glen Waverley

MEDIAN SALE PRICE



FOREST HILL, VIC, 3131

Suburb Median Sale Price (House)

\$927,500

01 July 2019 to 30 September 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



4 FERNCROFT ST, VERMONT, VIC 3133







Sale Price

\$820,000

Sale Date: 27/02/2019

Distance from Property: 1.2km





95 JOLIMONT RD, FOREST HILL, VIC 3131









Sale Price

*\$815,000

Sale Date: 30/11/2019

Distance from Property: 1.2km





396 SPRINGVALE RD, FOREST HILL, VIC 3131







Sale Price

*\$860,000

Sale Date: 28/11/2019

Distance from Property: 738m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

	Address
Including	suburb and
	postcode

315 CANTERBURY ROAD, FOREST HILL, VIC 3131

Indicative selling price

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Single Price:	\$850,000

Median sale price

Median price	\$927,500	Property type	House	Suburb	FOREST HILL
Period	01 July 2019 to 30 Sep 2019	Source	P	ricefinder	

Comparable property sales

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
4 FERNCROFT ST, VERMONT, VIC 3133	\$820,000	27/02/2019
95 JOLIMONT RD, FOREST HILL, VIC 3131	*\$815,000	30/11/2019
396 SPRINGVALE RD, FOREST HILL, VIC 3131	*\$860,000	28/11/2019

This Statement of Information was prepared on:

16/12/2019

