# 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

104/251 Canterbury Road, Forest Hill Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/under	quoting
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Single price \$308,000

#### Median sale price

Median price	\$783,000	Pro	perty Type Unit	:	Suburb	Forest Hill
Period - From	15/08/2023	to	14/08/2024	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

15/08/2024 15:04









Property Type: apartment Agent Comments Indicative Selling Price \$308,000 Median Unit Price 15/08/2023 - 14/08/2024: \$783,000

Body corp fees approx: \$3900 per year, Council fees approx: \$600 per year, Rent: \$1456 per month until 30/09/24

# **Comparable Properties**

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.

Account - The One Real Estate (AU) | P: 03 7007 5707





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