

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

26/305 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Mar 2021

to

28 Feb 2022

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

25/305 CANTERBURY ROAD FOREST HILL VIC 3131	\$743,000	04-Jan-22

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.

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P (03) 9831 9831
M (03) 9831 9831
E reception@cnre.com.au



25/305 CANTERBURY ROAD
FOREST HILL VIC 3131

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Sold Price

^{RS} \$743,000 Sold Date 04-Jan-22

Distance 0.01km

RS = Recent sale UN = Undisclosed Sale

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