

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

122/251 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Forest Hill

Period - From 01/01/2023

to 31/12/2023

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		
2		
3		

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.~~

This Statement of Information was prepared on:

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122/251 Canterbury Road Forest Hill

Additional information

Owners Corporation fee- \$3,982.80 per year
 Council Rates-\$755.45
 Water Rates-\$748.04 plus usage
 2 bedroom modern apartment.
 Both bedrooms deliver built-in robe storage.
 Well-appointed bathroom with laundry facilities.
 Expansive and bright central living and dining area.
 Designer kitchen fitted with quality appliances.
 Washing Machine, Dryer, Fridge, and Microwave to remain in the apartment once sold.
 Double glazed windows
 Spacious private balcony.
 Reverse cycle heating and cooling.
 Secure intercom entry.
 Separate storage cage.
 Secure car space.

Rental Estimate

\$450 - \$470 per week (approx.)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Box Hill High School - Zoned (120m)
 Blackburn High School - (1.49km)
 Laburnum Primary School - zoned (750m)
 Blackburn Primary School - (1.65km)

Shops

Laburnum Village (550m)
 Box Hill Central (1.5km)
 Blackburn Square (2.0km)
 Forest Hill Chase (3.6km)

Parks

Elmhurst Basin Reserve (750m)
 Bolton Park (500m)
 Box Hill Gardens (1.9km)
 Charles Rooks Reserve (1.8km)

Transport

Laburnum train station (240m)
 Blackburn train station (1.4km)
 Bus 271 Box Hill - Ringwood
 Bus 279 Box Hill - Doncaster

Settlement

10% deposit, 30/60/90 days or any other such terms that have been agreed to in writing by the vendor



Mark Johnstone
0417 377 916



Rachel Waters
0413 465 746

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

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