

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 24/259 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Single price \$519,990

Median sale price

Median price \$750,000 House Unit X Suburb Forest Hill

Period - From 01/07/2017 to 30/06/2018 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	31/259 Canterbury Rd FOREST HILL 3131	\$546,000	10/03/2018
2	2/6 Russell St NUNAWADING 3131	\$546,000	24/03/2018
3	33/259 Canterbury Rd FOREST HILL 3131	\$510,000	02/07/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$519,990
Median Unit Price
 Year ending June 2018: \$750,000

Comparable Properties

31/259 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$546,000
Method: Private Sale
Date: 10/03/2018
Rooms: -
Property Type: Apartment



2/6 Russell St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$546,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 6
Property Type: Townhouse (Res)



33/259 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 02/07/2018
Rooms: 5
Property Type: Apartment