### 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	24/259 Canterbury Road, Forest Hill Vic 3131
Including suburb and	•
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$750,000	Hou	se	Unit	х	\$	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.

Ad	dress 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.

**Account** - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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## **McGrath**





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

**Agent Comments** 

## Comparable Properties

31/259 Canterbury Rd FOREST HILL 3131

(REI/VG)

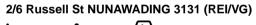
**-**2

Price: \$546,000 Method: Private Sale Date: 10/03/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



**-**2





Price: \$546,000 Method: Auction Sale Date: 24/03/2018 Rooms: 6

Property Type: Townhouse (Res)

Agent Comments



33/259 Canterbury Rd FOREST HILL 3131

(REI)

**└─** 2

Price: \$510,000 Method: Private Sale Date: 02/07/2018

Rooms: 5

Property Type: Apartment

Agent Comments

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