### McGrath

#### 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

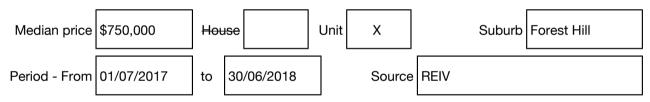
24/259 Canterbury Road, Forest Hill Vic 3131

#### Indicative selling price

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

Single price \$499,000

#### Median sale price



#### 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	11/259 Canterbury Rd FOREST HILL 3131	\$500,000	14/05/2018
2	16/259 Canterbury Rd FOREST HILL 3131	\$489,000	26/05/2018
3	4/472 Canterbury Rd FOREST HILL 3131	\$470,000	06/10/2018

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.

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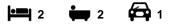
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$499,000 Median Unit Price Year ending June 2018: \$750,000

### **Comparable Properties**

11/259 Canterbury Rd FOREST HILL 3131 (VG) Agent Comments



Price: \$500,000 Method: Sale Date: 14/05/2018 Rooms: -Property Type: Subdivided Flat - Single OYO Flat

16/259 Canterbury Rd FOREST HILL 3131 (VG) Agent Comments



Price: \$489,000 Method: Sale Date: 26/05/2018 Rooms: -Property Type: Strata Unit/Flat



4/472 Canterbury Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$470,000 Method: Auction Sale Date: 06/10/2018 Rooms: 3 Property Type: Unit

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