

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

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	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.



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