

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

202/251 Canterbury Road, Forest Hill Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$702,500 House Unit X Suburb Forest Hill

Period - From 01/04/2017 to 30/06/2017 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	28/259 Canterbury Rd FOREST HILL 3131	\$460,000	15/05/2017
2	212/12 Wood St NUNAWADING 3131	\$450,000	25/04/2017
3	13/30 Mount Pleasant Rd NUNAWADING 3131	\$450,000	01/05/2017

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
\$420,000
Median Unit Price
June quarter 2017: \$702,500

Comparable Properties

28/259 Canterbury Rd FOREST HILL 3131 (VG) Agent Comments



Price: \$460,000
Method: Sale
Date: 15/05/2017
Rooms: -
Property Type: Strata Unit/Flat

212/12 Wood St NUNAWADING 3131 (VG) Agent Comments



Price: \$450,000
Method: Sale
Date: 25/04/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat



13/30 Mount Pleasant Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 01/05/2017
Rooms: 6
Property Type: Unit