

## 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

11/259 Canterbury Road, Forest Hill Vic 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

#### Median sale price

Median price

\$731,000

House

Unit

X

Suburb

Forest Hill

Period - From

01/10/2017

to

31/12/2017

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	2/366 Springvale Rd FOREST HILL 3131	\$525,000	12/02/2018
2	13/84 mount pleasant Rd NUNAWADING 3131	\$521,500	11/11/2017
3	109/12 Wood St NUNAWADING 3131	\$519,000	02/02/2018

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**  
\$500,000 - \$550,000  
**Median Unit Price**  
December quarter 2017: \$731,000

## Comparable Properties



**2/366 Springvale Rd FOREST HILL 3131 (REI)** Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 12/02/2018  
**Rooms:** 4  
**Property Type:** Unit



**13/84 Mount Pleasant Rd NUNAWADING 3131 (REI)** Agent Comments



**Price:** \$521,500  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** Unit



**109/12 Wood St NUNAWADING 3131 (REI)** Agent Comments



**Price:** \$519,000  
**Method:** Private Sale  
**Date:** 02/02/2018  
**Rooms:** -  
**Property Type:** Apartment