### 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

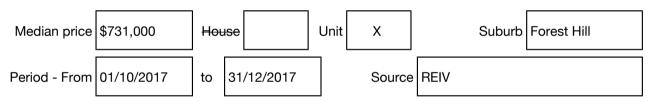
S 11/259 Canterbury Road, Forest Hill Vic 3131
d
e

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000	

#### 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	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.

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

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#### Generated: 07/03/2018 09:13

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 \$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 Agent Comments (REI)



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



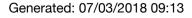
109/12 Wood St NUNAWADING 3131 (REI)



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

#### Agent Comments

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