

## 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

10/305 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

3/8-12 MCCLARES ROAD VERMONT VIC 3133	\$700,000	24-Nov-23
18/305 CANTERBURY ROAD FOREST HILL VIC 3131	\$690,000	01-Jan-24

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 6 months.

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**3/8-12 MCCLARES ROAD  
VERMONT VIC 3133**

2 1 1

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**24-Nov-23**

Distance

**1.18km**



**18/305 CANTERBURY ROAD  
FOREST HILL VIC 3131**

2 1 1

Sold Price

<sup>RS</sup>

**\$690,000**

<sup>UN</sup>

Sold Date

**01-Jan-24**

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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