

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

2/259 CANTERBURY ROAD FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jul 2022

to

30 Jun 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

117/251 CANTERBURY ROAD FOREST HILL VIC 3131	\$426,168	09-Mar-23
205/251 CANTERBURY ROAD FOREST HILL VIC 3131	\$400,000	15-May-23
208/251 CANTERBURY ROAD FOREST HILL VIC 3131	\$405,000	13-Feb-23

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.~~

This Statement of Information was prepared on: 31 July 2023



**117/251 CANTERBURY ROAD
FOREST HILL VIC 3131**

2 1 1

Sold Price **\$426,168** Sold Date **09-Mar-23**

Distance **0.06km**



**205/251 CANTERBURY ROAD
FOREST HILL VIC 3131**

2 1 1

Sold Price **\$400,000** Sold Date **15-May-23**

Distance **0.06km**



**208/251 CANTERBURY ROAD
FOREST HILL VIC 3131**

2 1 1

Sold Price **\$405,000** Sold Date **13-Feb-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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