

## 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

322/251 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Nov 2022

to

31 Oct 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

205/251 CANTERBURY ROAD FOREST HILL VIC 3131	\$400,000	15-May-23
2/259 CANTERBURY ROAD FOREST HILL VIC 3131	\$410,000	24-Aug-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: 22 November 2023



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

 2  1  1

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

Distance **0km**



**2/259 CANTERBURY ROAD  
FOREST HILL VIC 3131**

 2  1  1

Sold Price **\$410,000** Sold Date **24-Aug-23**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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