

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

16/265 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Forest Hill

Period-from

28 Feb 2024

to

28 Aug 2024

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

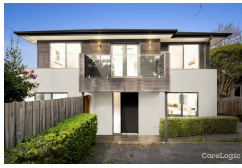
1/412 CANTERBURY ROAD FOREST HILL VIC 3131	\$920,000	11-Jul-24
2/10 STRINGYBARK CLOSE FOREST HILL VIC 3131	\$895,000	26-Apr-24
20 MARONG TERRACE FOREST HILL VIC 3131	\$900,000	17-Jul-24

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.~~

This Statement of Information was prepared on: 28 August 2024

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1/412 CANTERBURY ROAD FOREST HILL VIC 3131

3 2 2

Sold Price ^{RS} **\$920,000** Sold Date **11-Jul-24**

Distance **0.57km**



2/10 STRINGYBARK CLOSE FOREST HILL VIC 3131

3 2 1

Sold Price **\$895,000** Sold Date **26-Apr-24**

Distance **0.14km**



20 MARONG TERRACE FOREST HILL VIC 3131

3 2 2

Sold Price ^{RS} **\$900,000** Sold Date **17-Jul-24**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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