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	426 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,140,000 Property Type House Suburb Forest Hill

Period - From 01/04/2024 to 30/06/2024 Source REIV

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	53 Vicki St FOREST HILL 3131	$1,020,000	18/05/2024
2	49 Romoly Dr FOREST HILL 3131	$1,025,000	23/03/2024
3	45 Rooks Rd MITCHAM 3132	$960,000	16/03/2024

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.~~

This Statement of Information was prepared on: 23/08/2024 16:12

McGrath



3 2 0

Rooms: 7
Property Type: House
Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
June quarter 2024: $1,140,000

Comparable Properties



53 Vicki St FOREST HILL 3131 (VG)

3 - -

Price: $1,020,000
Method: Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



49 Romoly Dr FOREST HILL 3131 (REI/VG)

3 2 -

Price: $1,025,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



45 Rooks Rd MITCHAM 3132 (REI/VG)

3 1 2

Price: $960,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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