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	308 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $2,300,000 & $2,420,000

Median sale price

Median price $1,187,500 Property Type House Suburb Forest Hill

Period - From 18/10/2023 to 17/10/2024 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	27 Morloc St FOREST HILL 3131	$2,425,000	14/09/2024
2			
3			

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: 18/10/2024 16:01

308 Canterbury Road, Forest Hill Vic 3131

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jelliscraig.com.au



5 4 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,420,000
Median House Price
18/10/2023 - 17/10/2024: $1,187,500

Comparable Properties



27 Morloc St FOREST HILL 3131 (REI)

5 3 2

Price: $2,425,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 779 sqm approx

Agent Comments

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.

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