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	1/371 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $799,000 Property Type Unit Suburb Forest Hill

Period - From 01/10/2023 to 30/09/2024 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	7/41-45 Glebe St FOREST HILL 3131	$684,000	31/08/2024
2	42/305 Canterbury Rd FOREST HILL 3131	$652,500	15/08/2024
3	3/308 Springvale Rd FOREST HILL 3131	$590,000	02/08/2024

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: 21/11/2024 12:09

1/371 Canterbury Road, Forest Hill Vic 3131

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending September 2024: $799,000

Comparable Properties



7/41-45 Glebe St FOREST HILL 3131 (REI)

2 1 1

Price: $684,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Unit
Land Size: 229 sqm approx

Agent Comments



42/305 Canterbury Rd FOREST HILL 3131 (REI/VG)

2 1 1

Price: $652,500
Method: Sold Before Auction
Date: 15/08/2024
Property Type: Unit

Agent Comments



3/308 Springvale Rd FOREST HILL 3131 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 02/08/2024
Property Type: Unit

Agent Comments

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