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	2/307-309 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $775,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2024 to 31/12/2024 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	34/305 Canterbury Rd FOREST HILL 3131	$730,000	30/11/2024
2	3/1a East India Av NUNAWADING 3131	$790,000	12/10/2024
3	1/26 Carween Av MITCHAM 3132	$830,000	04/10/2024

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: 25/01/2025 13:07

2/307-309 Canterbury Road, Forest Hill Vic 3131

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2 1 2

Property Type: Unit
Land Size: 366 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Unit Price
Year ending December 2024: $775,000

Comparable Properties



34/305 Canterbury Rd FOREST HILL 3131 (REI/VG)

2 1 1

Price: $730,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit

Agent Comments



3/1a East India Av NUNAWADING 3131 (REI/VG)

2 1 1

Price: $790,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments



1/26 Carween Av MITCHAM 3132 (REI/VG)

2 1 2

Price: $830,000
Method: Private Sale
Date: 04/10/2024
Property Type: Unit
Land Size: 383 sqm approx

Agent Comments

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