

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

14/259 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jun 2023

to

31 May 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

28/51 GLEBE STREET FOREST HILL VIC 3131	\$510,000	05-Mar-24
3/26 LASIANDRA AVENUE FOREST HILL VIC 3131	\$495,000	06-Apr-24
1/40 HAWTHORN ROAD BURWOOD EAST VIC 3151	\$500,000	22-Dec-23

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: 14 June 2024

**28/51 GLEBE STREET FOREST HILL VIC 3131** Sold Price**\$510,000** Sold Date **05-Mar-24**

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Distance **0.57km****3/26 LASIANDRA AVENUE FOREST HILL VIC 3131** Sold Price^{RS} **\$495,000** Sold Date **06-Apr-24**

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Distance **1.37km****1/40 HAWTHORN ROAD BURWOOD EAST VIC 3151** Sold Price**\$500,000** Sold Date **22-Dec-23**

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Distance **1.68km****RS** = Recent sale**UN** = Undisclosed Sale

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