

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

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 \$595,000 & \$654,500

MEDIAN SALE PRICE

Median price \$620,000 | Unit | Forest Hill (3131)

Period - From 1 October 2018 to 31 December 2018 | Source - REIV - PDOL

COMPARABLE PROPERTY SALES

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
2/3 KINGSCLERE STREET, VERMONT VIC 3133	\$655,000	21/11/2018
44A LORIKEET STREET, NUNAWADING VIC 3131	\$625,000	08/12/2018
2/12 CLIFFORD COURT, FOREST HILL VIC 3131	\$620,000	08/12/2018