

### 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

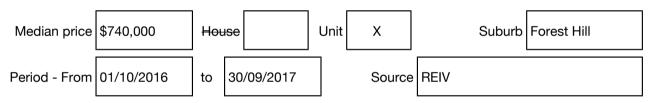
ss 4/307 Canterbury Road, Forest Hill Vic 3131 nd de

#### Indicative selling price

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

Range between	\$650,000	&	\$700,000

#### Median sale price



#### 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	6/7-9 Mount Pleasant Rd NUNAWADING 3131	\$688,000	14/10/2017
2	12/8-12 Mcclares Rd VERMONT 3133	\$690,000	28/09/2017
3	5/34 Glebe St FOREST HILL 3131	\$700,000	09/12/2017

#### 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.

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





## DOCKING

ashley@mjdocking.com.au Indicative Selling Price

Year ending September 2017: \$740,000

\$650,000 - \$700,000

**Median Unit Price** 

Ashley Bynon (03) 8877 7022 0408 773 133



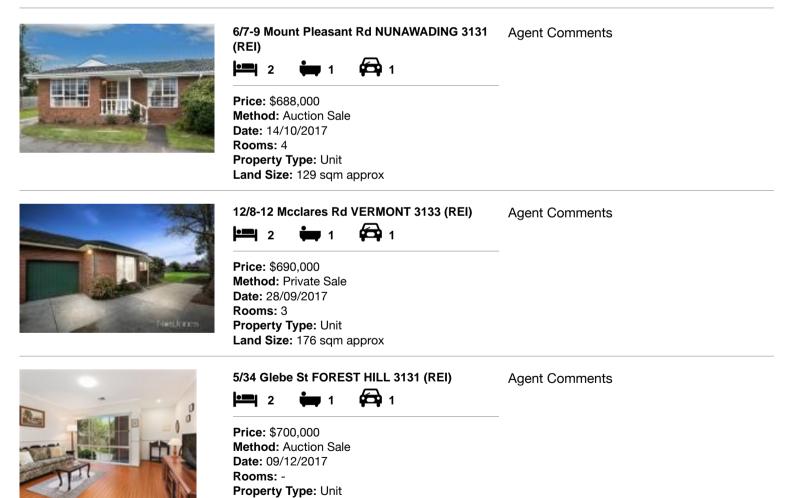


Rooms: 5 Property Type: Townhouse (Single)

Agent Comments

Ignore the main road address. Tucked away at the top of the block, this radiant 2 bedroom unit is surprisingly peaceful. Two-tone brickwork, beautiful floral gardens, and fresh white venetian blinds bring charm and timeless elegance to this spotless, single level residence.

## **Comparable Properties**



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propertydata

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