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	3 Burnside Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $3,205,000 Property Type House Suburb Canterbury

Period - From 01/10/2020 to 30/09/2021 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	14 Burnside Av CANTERBURY 3126	$3,390,000	11/12/2021
2	40 Rochester Rd CANTERBURY 3126	$3,355,000	13/11/2021
3	24 Orange Gr CAMBERWELL 3124	$3,258,000	06/11/2021

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: 21/01/2022 15:14

3 Burnside Avenue, Canterbury Vic 3126

Nick Elmore
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0438 599 938
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5 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 773.822 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending September 2021: $3,205,000

Comparable Properties



14 Burnside Av CANTERBURY 3126 (REI)

4 2 2

Price: $3,390,000
Method: Sold Before Auction
Date: 11/12/2021
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments



40 Rochester Rd CANTERBURY 3126 (REI)

4 2 2

Price: $3,355,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)

Agent Comments



24 Orange Gr CAMBERWELL 3124 (REI/VG)

4 2 1

Price: $3,258,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

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