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	11/208 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $997,500 Property Type Unit Suburb Canterbury

Period - From 21/07/2022 to 20/07/2023 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	1/35-37 Victoria Av CANTERBURY 3126	$1,320,000	30/03/2023
2	3/20 Kireep Rd BALWYN 3103	$1,300,000	29/04/2023
3	81 Guildford Rd SURREY HILLS 3127	$1,258,000	09/02/2023

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: 21/07/2023 13:33

11/208 Canterbury Road, Canterbury Vic 3126

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3 1

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median Unit Price
21/07/2022 - 20/07/2023: $997,500

Comparable Properties



1/35-37 Victoria Av CANTERBURY 3126 (REI)

3 1 2

Price: $1,320,000
Method: Private Sale
Date: 30/03/2023
Property Type: Unit

Agent Comments



3/20 Kireep Rd BALWYN 3103 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Townhouse (Res)

Agent Comments



81 Guildford Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $1,258,000
Method: Private Sale
Date: 09/02/2023
Property Type: House
Land Size: 761 sqm approx

Agent Comments

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