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	41a Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $3,305,000 Property Type House Suburb Canterbury

Period - From 05/03/2023 to 04/03/2024 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	1/19 Albert St SURREY HILLS 3127	$1,975,000	13/12/2023
2	1/54 Spencer Rd CAMBERWELL 3124	$2,230,000	14/02/2024
3	3/44 Nevis St CAMBERWELL 3124	$2,250,000	15/02/2024

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: 05/03/2024 14:38

41a Maling Road, Canterbury Vic 3126



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
05/03/2023 - 04/03/2024: $3,305,000

Comparable Properties



1/19 Albert St SURREY HILLS 3127 (REI)

4 2 2

Price: $1,975,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Unit

Agent Comments



1/54 Spencer Rd CAMBERWELL 3124 (REI)

4 3 2

Price: $2,230,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: House (Res)

Agent Comments



3/44 Nevis St CAMBERWELL 3124 (REI)

3 2 2

Price: $2,250,000
Method: Sold Before Auction
Date: 15/02/2024
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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