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	1/6 Avenue Athol, Canterbury Vic 3126

Indicative selling price

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

Single price $899,000

Median sale price

Median price $1,018,500 Property Type Unit Suburb Canterbury

Period - From 01/05/2023 to 30/04/2024 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	6/27 Chatham Rd CANTERBURY 3126	$930,000	02/03/2024
2	6/41 Chatham Rd CANTERBURY 3126	$920,000	21/12/2023
3	5/41 Chatham Rd CANTERBURY 3126	$918,800	15/12/2023

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: 01/05/2024 08:50

1/6 Avenue Athol, Canterbury Vic 3126



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$899,000
Median Unit Price
01/05/2023 - 30/04/2024: $1,018,500

Comparable Properties



6/27 Chatham Rd CANTERBURY 3126 (REI)

2 1 1

Agent Comments

Price: $930,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit



6/41 Chatham Rd CANTERBURY 3126 (REI/VG)

2 1 1

Agent Comments

Price: $920,000
Method: Private Sale
Date: 21/12/2023
Property Type: Unit
Land Size: 40 sqm approx



5/41 Chatham Rd CANTERBURY 3126 (REI/VG)

2 1 2

Agent Comments

Price: $918,800
Method: Private Sale
Date: 15/12/2023
Property Type: Unit

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

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