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	3/7 Willow Grove, Canterbury Vic 3126

Indicative selling price

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

Single price $879,500

Median sale price

Median price $890,000 Property Type Unit Suburb Canterbury

Period - From 01/10/2021 to 31/12/2021 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	4/17 Cooloongatta Rd CAMBERWELL 3124	$860,000	27/11/2021
2	2/11 Kingfield Ct CAMBERWELL 3124	$841,000	14/02/2022
3	3/4 Willow Gr CANTERBURY 3126	$840,000	19/02/2022

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: 19/03/2022 11:44

3/7 Willow Grove, Canterbury Vic 3126



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$879,500
Median Unit Price
December quarter 2021: $890,000

Comparable Properties



4/17 Cooloongatta Rd CAMBERWELL 3124 (VG)

2 - -

Price: $860,000
Method: Sale
Date: 27/11/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/11 Kingfield Ct CAMBERWELL 3124 (REI)

2 1 1

Price: $841,000
Method: Sold Before Auction
Date: 14/02/2022
Property Type: Unit

Agent Comments



3/4 Willow Gr CANTERBURY 3126 (REI)

2 1 1

Price: $840,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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