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	6 Keats Street, Canterbury Vic 3126

Indicative selling price

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

Range between $5,300,000 & $5,450,000

Median sale price

Median price $3,361,000 Property Type House Suburb Canterbury

Period - From 01/10/2022 to 31/12/2022 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 View St CANTERBURY 3126	$5,800,000	22/10/2022
2	112 Prospect Hill Rd CANTERBURY 3126	$5,500,000	31/10/2022
3	20 Boston Rd BALWYN 3103	$5,200,000	18/02/2023

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: 24/02/2023 09:02

6 Keats Street, Canterbury Vic 3126



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Property Type: House
Land Size: 844 sqm approx

Agent Comments

Indicative Selling Price
$5,300,000 - $5,450,000
Median House Price
December quarter 2022: $3,361,000

Comparable Properties



6 View St CANTERBURY 3126 (REI/VG)

5 5 5

Price: $5,800,000
Method: Private Sale
Date: 22/10/2022
Property Type: House
Land Size: 746 sqm approx

Agent Comments



112 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

5 4 3

Price: $5,500,000
Method: Expression of Interest
Date: 31/10/2022
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



20 Boston Rd BALWYN 3103 (REI)

5 2 4

Price: $5,200,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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