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	16 Maysia Street, Canterbury Vic 3126

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $3,200,000 Property Type House Suburb Canterbury

Period - From 01/07/2023 to 30/09/2023 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	130 Wattle Valley Rd CAMBERWELL 3124	$3,471,000	21/10/2023
2	18 Murdoch St CAMBERWELL 3124	$3,300,000	20/08/2023
3	29 Lynden St CAMBERWELL 3124	$3,250,000	29/07/2023

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: 10/11/2023 22:16

RT Edgar



4 2 2

Rooms: 10
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Home Office

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
September quarter 2023: $3,200,000

Comparable Properties



130 Wattle Valley Rd CAMBERWELL 3124 (REI)

4 2 5

Price: $3,471,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House
Land Size: 770 sqm approx

Agent Comments



18 Murdoch St CAMBERWELL 3124 (REI)

4 2 3

Price: $3,300,000
Method: Sold After Auction
Date: 20/08/2023
Property Type: House
Land Size: 558 sqm approx

Agent Comments



29 Lynden St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $3,250,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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