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	3/5 Leeds Street, Canterbury Vic 3126

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $968,000 Property Type Unit Suburb Canterbury

Period - From 01/10/2023 to 31/12/2023 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	85a Highfield Rd CANTERBURY 3126	$1,570,000	07/10/2023
2	3/17 Hollsmoor Rd CAMBERWELL 3124	$1,455,000	02/12/2023
3	24/6 Balwyn Rd CANTERBURY 3126	$1,300,000	16/11/2023

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: 25/03/2024 11:04

3/5 Leeds Street, Canterbury Vic 3126



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,250,000
Median Unit Price
December quarter 2023: $968,000

Comparable Properties



85a Highfield Rd CANTERBURY 3126 (REI)

3 2 2

Price: $1,570,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)

Agent Comments



3/17 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,455,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)

Agent Comments



24/6 Balwyn Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Unit

Agent Comments

Account - Heavyside

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