

# 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

183 Mont Albert Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$3,000,000

&

\$3,300,000

### Median sale price

Median price

\$3,180,000

Property Type

House

Suburb

Canterbury

Period - From

01/04/2023

to

31/03/2024

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	324 Union Rd BALWYN 3103	\$3,280,000	16/01/2024
2	5 Percy St BALWYN 3103	\$3,250,000	04/05/2024
3	20 Byron St CANTERBURY 3126	\$3,200,000	26/03/2024

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:

29/05/2024 11:45

183 Mont Albert Road, Canterbury Vic 3126

**Jellis  
Craig**

Jonathon O'Donoghue

03 9810 5000

0412 745 707

jodonoghue@jellisrcraig.com.au

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending March 2024: \$3,180,000



 4  2  2

**Property Type:** House

**Land Size:** 697 sqm approx

**Agent Comments**

## Comparable Properties



**324 Union Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

 5  5  2

**Price:** \$3,280,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** House

**Land Size:** 670 sqm approx



**5 Percy St BALWYN 3103 (REI)**

**Agent Comments**

 5  2  2

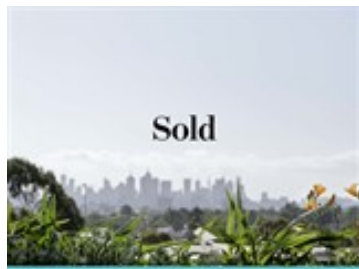
**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)

**Land Size:** 681 sqm approx



**Sold**

**20 Byron St CANTERBURY 3126 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$3,200,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** House

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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