### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	7 Rubens Grove, Canterbury Vic 3126
Including suburb and	·
postcode	

#### Indicative selling price

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

Single price \$4,950,000

#### Median sale price

Median price \$3,530,000	Property Type	House	Suburb	Canterbury
Period - From 01/04/2024	to 30/06/2024	Sou	rce 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

1	14 Avenue Athol CANTERBURY 3126	\$4,620,000	22/06/2024
2	11 Byron St CANTERBURY 3126	\$4,625,000	15/06/2024
3	18 Rubens Gr CANTERBURY 3126	\$4,605,000	29/05/2024

#### 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:	02/09/2024 09:46



Date of sale











Property Type: House (Res) Land Size: 859 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$4,950,000 **Median House Price** 

June quarter 2024: \$3,530,000

# Comparable Properties



14 Avenue Athol CANTERBURY 3126 (REI)





Price: \$4,620,000 Method: Auction Sale Date: 22/06/2024

Property Type: House (Res) Land Size: 780 sqm approx

**Agent Comments** 



11 Byron St CANTERBURY 3126 (REI)







Agent Comments

Price: \$4,625,000 Method: Auction Sale Date: 15/06/2024

Property Type: House (Res) Land Size: 649 sqm approx



18 Rubens Gr CANTERBURY 3126 (REI/VG)





Price: \$4,605,000

**--** 5

Method: Sold Before Auction

Date: 29/05/2024

Property Type: House (Res) Land Size: 858 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.