

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

7 Rubens Grove, Canterbury Vic 3126

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

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	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



4
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 4

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)

Agent Comments

4
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 3

Price: \$4,620,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 780 sqm approx



11 Byron St CANTERBURY 3126 (REI)

Agent Comments

6
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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)

Agent Comments

5
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 3

Price: \$4,605,000

Method: Sold Before Auction

Date: 29/05/2024

Property Type: House (Res)

Land Size: 858 sqm approx

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