

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 Moresby Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,800,000

&

\$4,000,000

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	62 Bryson St CANTERBURY 3126	\$3,853,000	29/05/2024
2	10 Mabel St CAMBERWELL 3124	\$3,885,000	08/05/2024
3	23 Compton St CANTERBURY 3126	\$4,001,800	23/03/2024

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:

07/09/2024 09:19

3 Moresby Street, Canterbury Vic 3126



Steve Burke

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Indicative Selling Price

\$3,800,000 - \$4,000,000

Median House Price

June quarter 2024: \$3,530,000



5 4 4

Rooms: 4

Property Type: House

Agent Comments

Comparable Properties



62 Bryson St CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$3,853,000

Method: Private Sale

Date: 29/05/2024

Property Type: House (Res)

Land Size: 981 sqm approx



10 Mabel St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$3,885,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: House (Res)

Land Size: 656 sqm approx



23 Compton St CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$4,001,800

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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