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	39 Rubens Grove, Canterbury Vic 3126

Indicative selling price

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

Single price: $4,000,000

Median sale price

Median price: $3,390,000 Property Type: House Suburb: Canterbury

Period - From: 03/11/2021 to: 02/11/2022 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	1-2/21 Stanley Gr CANTERBURY 3126	$3,715,000	01/06/2022
2	31 Rubens Gr CANTERBURY 3126	$4,250,000	28/05/2022
3	24 Scott St CANTERBURY 3126	$4,200,000	17/09/2022

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: 03/11/2022 16:36

39 Rubens Grove, Canterbury Vic 3126

Tim Heavyside
94703390
0403020404
tim@heavyside.co



5 2 2

Property Type: House
Land Size: 858 sqm approx

Agent Comments

Indicative Selling Price
$4,000,000
Median House Price
03/11/2021 - 02/11/2022: $3,390,000

Comparable Properties

1-2/21 Stanley Gr CANTERBURY 3126 (REI)

5 3 4

Agent Comments

Price: $3,715,000
Method:
Date: 01/06/2022
Property Type: House



31 Rubens Gr CANTERBURY 3126 (REI)

5 2 2

Agent Comments

Price: $4,250,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House
Land Size: 780 sqm approx



24 Scott St CANTERBURY 3126 (REI)

4 2 1

Agent Comments

Price: $4,200,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 900 sqm approx

Account - Heavyside

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