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<br>Including suburb and postcode | 3/2a Wattle Valley Road, Canterbury Vic 3126 |

## Indicative selling price

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

Single price $940,000

## Median sale price

Median price $930,000 Property Type Unit Suburb Canterbury

Period - From 26/08/2023 to 25/08/2024 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 | 1/50 Warburton Rd CANTERBURY 3126 | $938,000 | 06/07/2024 |
| 2 | 1/13 Wattle Valley Rd CANTERBURY 3126 | $850,000 | 01/07/2024 |
| 3 | 1/6 Avenue Athol CANTERBURY 3126 | $880,000 | 24/05/2024 |

**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: 26/08/2024 16:55

# 3/2a Wattle Valley Road, Canterbury Vic 3126



2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$940,000
**Median Unit Price**
26/08/2023 - 25/08/2024: $930,000

## Comparable Properties



**1/50 Warburton Rd CANTERBURY 3126 (REI/VG)**

2 1 1

**Price:** $938,000
**Method:** Auction Sale
**Date:** 06/07/2024
**Property Type:** Unit

Agent Comments

**1/13 Wattle Valley Rd CANTERBURY 3126 (VG)**

2 - -

**Price:** $850,000
**Method:** Sale
**Date:** 01/07/2024
**Property Type:** Company Share N.E.C. (ground level)

Agent Comments



**1/6 Avenue Athol CANTERBURY 3126 (REI)**

2 1 1

**Price:** $880,000
**Method:** Private Sale
**Date:** 24/05/2024
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

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