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	40 Maysia Street, Canterbury Vic 3126

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $3,252,500 Property Type House Suburb Canterbury

Period - From 30/07/2023 to 29/07/2024 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	35 Outlook Dr CAMBERWELL 3124	$2,290,000	27/07/2024
2	3 Maysia St CANTERBURY 3126	$2,200,000	23/03/2024
3	32 Milverton St CAMBERWELL 3124	$2,298,000	15/03/2024

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: 30/07/2024 10:04

40 Maysia Street, Canterbury Vic 3126

Peter Vigano
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3 1 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
30/07/2023 - 29/07/2024: $3,252,500

Comparable Properties



35 Outlook Dr CAMBERWELL 3124 (REI)

3 1 1

Price: $2,290,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



3 Maysia St CANTERBURY 3126 (REI/VG)

4 1 4

Price: $2,200,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



32 Milverton St CAMBERWELL 3124 (VG)

3 - -

Price: $2,298,000
Method: Sale
Date: 15/03/2024
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

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