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	1 Athol Place, Canterbury Vic 3126

Indicative selling price

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

Single price $3,395,000

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	7 May St DEEPDENE 3103	$3,400,000	18/06/2024
2	29 Wentworth Av CANTERBURY 3126	$3,550,000	01/06/2024
3	23 Mangarra Rd CANTERBURY 3126	$3,550,000	18/05/2024

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: 21/09/2024 15:01

1 Athol Place, Canterbury Vic 3126



5 2 2

Property Type: House
Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price
$3,395,000
Median House Price
June quarter 2024: $3,530,000

Comparable Properties



7 May St DEEPDENE 3103 (REI)

4 3 -

Price: $3,400,000
Method: Private Sale
Date: 18/06/2024
Property Type: House (Res)

Agent Comments



29 Wentworth Av CANTERBURY 3126 (REI/VG)

4 2 2

Price: $3,550,000
Method: Private Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



23 Mangarra Rd CANTERBURY 3126 (REI/VG)

5 3 2

Price: $3,550,000
Method: Private Sale
Date: 18/05/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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