

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

7 Burnside Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$3,252,500

Property Type House

Suburb Canterbury

Period - From 01/10/2023

to

30/09/2024

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	36 Croydon Rd SURREY HILLS 3127	\$3,060,000	24/08/2024
2	3 Bristol St SURREY HILLS 3127	\$3,205,000	22/06/2024
3	134 Prospect Hill Rd CANTERBURY 3126	\$3,315,000	18/06/2024

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:

11/11/2024 14:03



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5 2 5

Property Type: House
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending September 2024: \$3,252,500

Comparable Properties



36 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$3,060,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 768 sqm approx



3 Bristol St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 3 3

Price: \$3,205,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 622 sqm approx



134 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments

5 2 3

Price: \$3,315,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 714 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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