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	14 Church Street, Canterbury Vic 3126

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	2b Dryden St CANTERBURY 3126	$2,080,000	21/09/2024
2	11 Compton St CANTERBURY 3126	$2,230,000	15/09/2024
3	1 Bryson St CANTERBURY 3126	$2,050,000	25/05/2024

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: 02/10/2024 12:55

14 Church Street, Canterbury Vic 3126



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2024: $3,530,000

Comparable Properties



2b Dryden St CANTERBURY 3126 (REI)

3 2 2

Price: $2,080,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



11 Compton St CANTERBURY 3126 (REI)

4 1 1

Price: $2,230,000
Method: Sold After Auction
Date: 15/09/2024
Property Type: House (Res)
Land Size: 802 sqm approx

Agent Comments



1 Bryson St CANTERBURY 3126 (REI/VG)

3 2 2

Price: $2,050,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 489 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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