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 | 7a Maling Road, 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 $3,115,000 Property Type House Suburb Canterbury

Period - From 01/07/2024 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 | 177 Highfield Rd CAMBERWELL 3124 | $2,170,000 | 24/10/2024 |
| 2 | 40 Maysia St CANTERBURY 3126 | $2,171,000 | 24/08/2024 |
| 3 | 6 Palmerston St CAMBERWELL 3124 | $2,100,000 | 13/07/2024 |

**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: 08/11/2024 15:26

# 7a Maling Road, Canterbury Vic 3126



3 2 2

**Property Type:** House
**Land Size:** 549 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
September quarter 2024: $3,115,000

## Comparable Properties



**177 Highfield Rd CAMBERWELL 3124 (REI)**

4 2 2

**Price:** $2,170,000
**Method:** Private Sale
**Date:** 24/10/2024
**Property Type:** House (Res)
**Land Size:** 678 sqm approx

Agent Comments



**40 Maysia St CANTERBURY 3126 (REI/VG)**

3 1 1

**Price:** $2,171,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 647 sqm approx

Agent Comments



**6 Palmerston St CAMBERWELL 3124 (REI/VG)**

4 3 3

**Price:** $2,100,000
**Method:** Auction Sale
**Date:** 13/07/2024
**Property Type:** House (Res)
**Land Size:** 559 sqm approx

Agent Comments

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

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