

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

18 Rubens Grove, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,650,000 & \$4,950,000

Median sale price

Median price \$3,225,000 Property Type House Suburb Canterbury

Period - From 28/10/2023 to 27/10/2024 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 Rubens Gr CANTERBURY 3126	\$4,828,000	10/09/2024
2	1291 Burke Rd KEW 3101	\$4,777,000	19/06/2024
3	24 Yarrbat Av BALWYN 3103	\$4,810,000	08/05/2024

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:

28/10/2024 15:40

Indicative Selling Price

\$4,650,000 - \$4,950,000

Median House Price

28/10/2023 - 27/10/2024: \$3,225,000



5 3 3

Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Comparable Properties



7 Rubens Gr CANTERBURY 3126 (REI)

Agent Comments

4 3 4

Price: \$4,828,000

Method: Private Sale

Date: 10/09/2024

Property Type: House (Res)

Land Size: 859 sqm approx



1291 Burke Rd KEW 3101 (REI/VG)

Agent Comments

4 3 4

Price: \$4,777,000

Method: Sold Before Auction

Date: 19/06/2024

Property Type: House (Res)

Land Size: 1505 sqm approx



24 Yarrbat Av BALWYN 3103 (REI/VG)

Agent Comments

5 5 4

Price: \$4,810,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: House (Res)

Land Size: 766 sqm approx