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	77 Mont Albert Road, Canterbury, VIC 3126

Indicative selling price

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

Range between $3,100,000 & $3,400,000

Median sale price

Median price $3,252,500 Property Type House Suburb Canterbury

Period - From 13/05/2024 to 12/11/2024 Source pdol

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 62 Wentworth Avenue, Canterbury	$2,500,000	10/08/2024
2		
3		

This Statement of Information was prepared on: 13/11/2024