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	2 Burnside Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between $2,400,000 & $2,600,000

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	11 Nevis St CAMBERWELL 3124	$2,500,000	31/10/2024
2	3 Trumper St CAMBERWELL 3124	$2,451,000	10/08/2024
3	7 Marne St SURREY HILLS 3127	$2,500,000	10/08/2024

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: 09/11/2024 15:28

2 Burnside Avenue, Canterbury Vic 3126

Sue Wooldridge
9810 5000
0413 476 674
suewooldridge@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending September 2024: $3,252,500

Comparable Properties



11 Nevis St CAMBERWELL 3124 (REI)

3 2 2

Price: $2,500,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 963 sqm approx

Agent Comments



3 Trumper St CAMBERWELL 3124 (REI)

4 3 4

Price: $2,451,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments



7 Marne St SURREY HILLS 3127 (REI)

4 3 2

Price: $2,500,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

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