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 | 33 Wattle Valley Road, Canterbury, VIC 3126 |

## Indicative selling price

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

Single price $5,100,000

## Median sale price

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

Period - From 01/06/2024 to 30/11/2024 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 | | |
| 2 | | |
| 3 | | |

This Statement of Information was prepared on: 01/12/2024