

# 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

1/6 Avenue Athol, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$935,000

### Median sale price

Median price

\$968,000

Property Type

Unit

Suburb

Canterbury

Period - From

01/10/2023

to

31/12/2023

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 | 4/64 Bryson St CANTERBURY 3126    | \$938,000 | 24/02/2024   |
| 2 | 3/21 Glyndon Rd CAMBERWELL 3124   | \$899,000 | 15/12/2023   |
| 3 | 1/11 Auburn Gr HAWTHORN EAST 3123 | \$835,000 | 09/12/2023   |

**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:

26/02/2024 10:10



2   1   1

**Rooms:** 6  
**Property Type:** Villa  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median Unit Price**  
December quarter 2023: \$968,000

## Comparable Properties



4/64 Bryson St CANTERBURY 3126 (REI)

**Agent Comments**

2   1   1

**Price:** \$938,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit



3/21 Glyndon Rd CAMBERWELL 3124 (REI)

**Agent Comments**

2   1   1

**Price:** \$899,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Unit



1/11 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

**Agent Comments**

2   1   2

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** Unit

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017