## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$850,000		&		\$935,000			
Median sale pr	rice							
Median price	\$968,000	Pro	operty Type	Unit			Suburb	Canterbury
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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









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)



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

Agent Comments



Price: \$899,000 Method: Private Sale Date: 15/12/2023

Date: 15/12/2023 Property Type: Unit

2

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

3/21 Glyndon Rd CAMBERWELL 3124 (REI)

1

🛏 2 🖕 1 🛱 2

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

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





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