

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 Pin Oak Court, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,401,000 Property Type Townhouse Suburb Canterbury

Period - From 19/04/2023 to 18/04/2024 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	38a St Johns Av CAMBERWELL 3124	\$2,106,000	13/03/2024
2	1/2 Fordham Av CAMBERWELL 3124	\$2,100,000	04/04/2024
3			

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: 19/04/2024 09:35



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



38a St Johns Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,106,000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: House

Land Size: 372 sqm approx



1/2 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 04/04/2024

Property Type: House

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.