

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

101/2-4 Gascoyne Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Canterbury

Period - From 01/01/2023 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 | 101/59 Canterbury Rd CANTERBURY 3126 | \$827,500 | 28/12/2023 |
| 2 | 515/138 Camberwell Rd HAWTHORN EAST 3123 | \$800,000 | 27/02/2024 |
| 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:

01/03/2024 17:51

101/2-4 Gascoyne Street, Canterbury Vic 3126

A—Z

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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
Year ending December 2023: \$1,050,000

Comparable Properties



101/59 Canterbury Rd CANTERBURY 3126
(REI/VG)

Agent Comments

 2  2  1

Price: \$827,500

Method: Private Sale

Date: 28/12/2023

Property Type: Apartment



515/138 Camberwell Rd HAWTHORN EAST
3123 (REI)

Agent Comments

 2  2  2

Price: \$800,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

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.

Account - A-Z Real Estate Agency | P: 03 9815 1124



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