

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

103/59 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$830,000 & \$880,000

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	101/59 Canterbury Rd CANTERBURY 3126	\$827,500	28/12/2023
2			
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: 12/03/2024 12:07

103/59 Canterbury Road, Canterbury Vic 3126



Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median Unit Price
December quarter 2023: \$968,000

Comparable Properties

101/59 Canterbury Rd CANTERBURY 3126 (REI) Agent Comments



Price: \$827,500
Method:
Date: 28/12/2023
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. This is the only relevant comparable sale available at this time.

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