

# 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

11 Griotte Street, 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$3,180,000 Property Type House Suburb Canterbury

Period - From 01/10/2022 to 30/09/2023 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	21 Kennealy St SURREY HILLS 3127	\$2,220,000	09/12/2023
2	13 McGregor St CANTERBURY 3126	\$2,150,000	14/12/2023
3	18 Westbourne Gr CAMBERWELL 3124	\$2,026,000	02/12/2023

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:

08/01/2024 12:01



3   1   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 556 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
Year ending September 2023: \$3,180,000

## Comparable Properties



21 Kennealy St SURREY HILLS 3127 (REI)

**Agent Comments**

4   2   1

**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



13 McGregor St CANTERBURY 3126 (REI)

**Agent Comments**

2   1   2

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** House



18 Westbourne Gr CAMBERWELL 3124 (REI)

**Agent Comments**

4   2   2

**Price:** \$2,026,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx