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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$3,180,000	Pro	operty Type	Hou	ISE		Suburb	Canterbury
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress 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





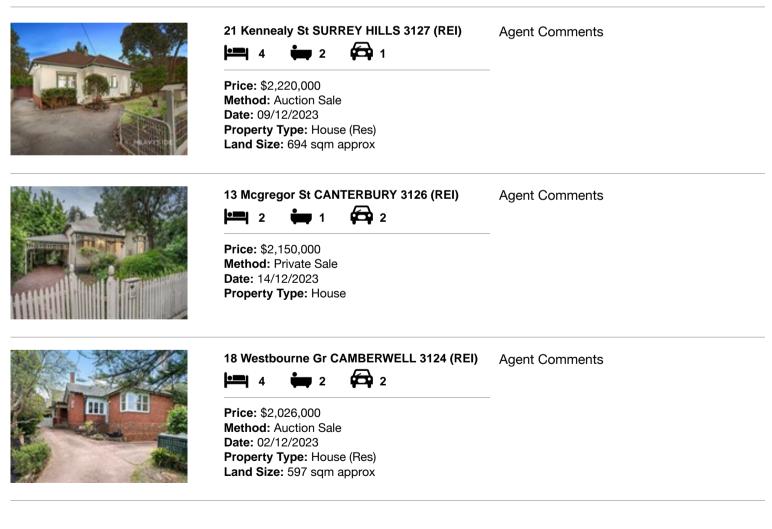




Rooms: 6 Property Type: House Land Size: 556 sqm approx Agent Comments Sam Macaulso 03 9810 5000 0416 028 835 sammacaluso@jelliscraig.com.au

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

Comparable Properties



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