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





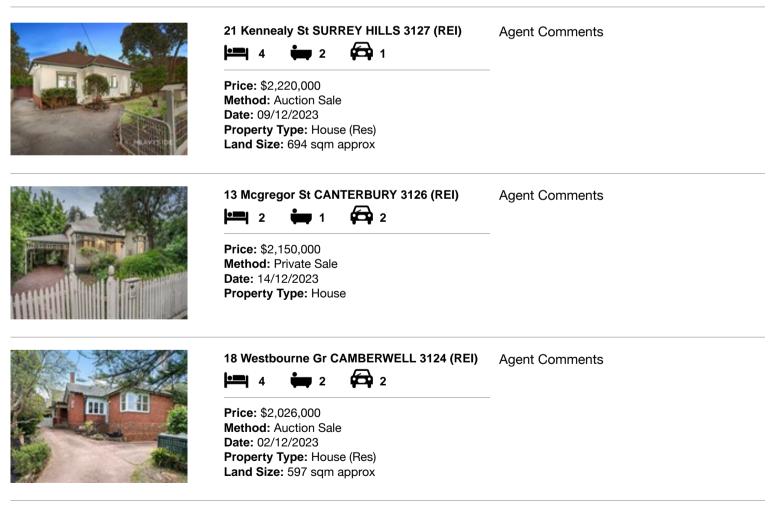




Rooms: 6 Property Type: House Land Size: 556 sqm approx Agent Comments Sam Macaulso 03 9810 5000 0416 028 835 sammacaluso@jelliscraig.com.au

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

Comparable Properties



Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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