

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 KENDALL STREET CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,263,500

Property type

House

Suburb

Canterbury

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

41 KENNEALY STREET SURREY HILLS VIC 3127	\$3,360,000	18-Mar-23
806 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$3,123,000	20-Mar-23
113 WATTLE VALLEY ROAD CAMBERWELL VIC 3124	\$3,170,000	06-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 15 July 2023



Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**41 KENNEALY STREET SURREY
HILLS VIC 3127**

4 3 2

Sold Price ^{RS} **\$3,360,000** ^{UN} Sold Date **18-Mar-23**

Distance **1.06km**



**806 RIVERSDALE ROAD
CAMBERWELL VIC 3124**

5 3 2

Sold Price **\$3,123,000** Sold Date **20-Mar-23**

Distance **1.07km**



**113 WATTLE VALLEY ROAD
CAMBERWELL VIC 3124**

4 2 2

Sold Price ^{RS} **\$3,170,000** ^{UN} Sold Date **06-Jun-23**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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