

# 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

110 Canterbury Road, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$3,030,000 Property Type House Suburb Middle Park

Period - From 01/04/2023 to 30/06/2023 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	79 Moubay St ALBERT PARK 3206	\$2,820,000	12/08/2023
2	184 Danks St ALBERT PARK 3206	\$2,775,000	29/07/2023
3	80 Victoria Av ALBERT PARK 3206	\$2,690,000	17/06/2023

**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:

28/09/2023 16:41



Property Type: House

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

June quarter 2023: \$3,030,000

## Comparable Properties



79 Moubray St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,820,000

Method: Sold Before Auction

Date: 12/08/2023

Property Type: House (Res)



184 Danks St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,775,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



80 Victoria Av ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$2,690,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House

Land Size: 168 sqm approx

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