

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

12 Alta Street, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,200,000 Property Type House Suburb Canterbury

Period - From 01/07/2023 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	6 Marden St CANTERBURY 3126	\$3,180,000	09/09/2023
2	3 Carramar Av CAMBERWELL 3124	\$3,160,000	09/09/2023
3	4 Catherine St CANTERBURY 3126	\$2,985,000	09/09/2023

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:

07/11/2023 11:32



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Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
September quarter 2023: \$3,200,000

Comparable Properties



6 Marden St CANTERBURY 3126 (REI/VG)

Agent Comments

4 2 4

Price: \$3,180,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 635 sqm approx



3 Carramar Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$3,160,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 890 sqm approx



4 Catherine St CANTERBURY 3126 (REI)

Agent Comments

3 2 1

Price: \$2,985,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 659 sqm approx

Account - Marshall White | P: 03 9822 9999