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

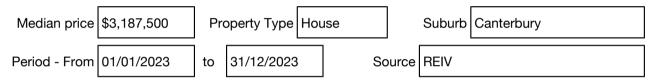
12 Compton Street, Canterbury Vic 3126

Indicative selling price

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Single price \$2,750,000

Median sale price



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	18 Erica St CANTERBURY 3126	\$2,910,000	08/11/2023
3	2 Alta St CANTERBURY 3126	\$2,460,000	02/09/2023

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:

18/01/2024 09:59



12 Compton Street, Canterbury Vic 3126





Property Type: House **Land Size:** 769 sqm approx Agent Comments Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$2,750,000

Median House Price Year ending December 2023: \$3,187,500

Comparable Properties



6 Marden St CANTERBURY 3126 (REI/VG)



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



18 Erica St CANTERBURY 3126 (REI/VG)



Price: \$2,910,000 Method: Expression of Interest Date: 08/11/2023 Property Type: House (Res) Land Size: 652 sqm approx



2 Alta St CANTERBURY 3126 (REI/VG)



Price: \$2,460,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 781 sqm approx Agent Comments

Agent Comments

Agent Comments





propertydata

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