

# 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

13 Torrington Street, Canterbury Vic 3126

### Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$3,187,500 Property Type House Suburb Canterbury

Period - From 01/01/2023 to 31/12/2023 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	50 Auburn Pde HAWTHORN EAST 3123	\$1,576,000	26/10/2023
2	860 Burke Rd CANTERBURY 3126	\$1,550,000	30/09/2023
3	322 Riversdale Rd HAWTHORN EAST 3123	\$1,450,000	13/12/2023

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:

20/02/2024 09:57



**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 355 sqm approx

Agent Comments

## Comparable Properties



**50 Auburn Pde HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$1,576,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** House (Res)

**Land Size:** 446 sqm approx



**860 Burke Rd CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 30/09/2023

**Property Type:** House

**Land Size:** 423 sqm approx



**322 Riversdale Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House

**Land Size:** 382 sqm approx