

# 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

133 Canterbury Road, Canterbury Vic 3126
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### Indicative selling price

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

Range between 

\$2,750,000
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 & 

\$3,000,000
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### Median sale price

Median price 

\$3,200,000
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 Property Type 

House
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 Suburb 

Canterbury
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	24 Canterbury Rd CAMBERWELL 3124	\$2,976,000	07/10/2023
2	7 Balwyn Rd CANTERBURY 3126	\$2,692,000	10/06/2023
3	46 Balwyn Rd CANTERBURY 3126	\$2,340,000	11/10/2023

**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: 

06/11/2023 10:35
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133 Canterbury Road, Canterbury Vic 3126

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



5 5 2

Property Type: House

Agent Comments

Indicative Selling Price  
\$2,750,000 - \$3,000,000

Median House Price

September quarter 2023: \$3,200,000

## Comparable Properties



24 Canterbury Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$2,976,000

Method: Sold Before Auction

Date: 07/10/2023

Property Type: House (Res)

Land Size: 670 sqm approx



7 Balwyn Rd CANTERBURY 3126 (REI/VG)

Agent Comments

5 3 2

Price: \$2,692,000

Method: Sold Before Auction

Date: 10/06/2023

Property Type: House (Res)

Land Size: 650 sqm approx



46 Balwyn Rd CANTERBURY 3126 (REI)

Agent Comments

4 2 5

Price: \$2,340,000

Method: Private Sale

Date: 11/10/2023

Property Type: House

Land Size: 692 sqm approx

Account - Heavyside



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