

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 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,000,000

 &

\$2,200,000

Median sale price

Median price

\$3,377,500

 Property Type

House

 Suburb

Canterbury

Period - From

28/02/2023

 to

27/02/2024

 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	16 Chaucer Cr CANTERBURY 3126	\$2,163,000	19/12/2023
2	1 Berwick St CAMBERWELL 3124	\$2,053,000	21/10/2023
3	6 Tara St HAWTHORN EAST 3123	\$2,002,000	14/10/2023

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:

28/02/2024 14:19



 3  1  0

Rooms: 5
Property Type: House (Res)
Land Size: 513 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
28/02/2023 - 27/02/2024: \$3,377,500

Comparable Properties



16 Chaucer Cr CANTERBURY 3126 (REI/VG) Agent Comments

 3  2  3

Price: \$2,163,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 385 sqm approx



1 Berwick St CAMBERWELL 3124 (REI/VG) Agent Comments

 3  1  2

Price: \$2,053,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 342 sqm approx



6 Tara St HAWTHORN EAST 3123 (REI/VG) Agent Comments

 4  2  -

Price: \$2,002,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 260 sqm approx

Account - Marshall White | P: 03 9822 9999