

# 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

14 Avenue Athol, 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 \$3,700,000

&

\$4,000,000

### Median sale price

Median price \$2,935,000

Property Type House

Suburb Canterbury

Period - From 01/01/2024

to 31/03/2024

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	5 Rowell Av CAMBERWELL 3124	\$3,810,000	16/02/2024
2			
3			

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:

22/05/2024 14:20



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**Property Type:** House

**Land Size:** 780 sqm approx

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**Indicative Selling Price**

\$3,700,000 - \$4,000,000

**Median House Price**

March quarter 2024: \$2,935,000

## Comparable Properties



5 Rowell Av CAMBERWELL 3124 (REI/VG)

Agent Comments

5   3   2

**Price:** \$3,810,000

**Method:** Private Sale

**Date:** 16/02/2024

**Property Type:** House

**Land Size:** 887 sqm approx

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.