

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

15 Canterbury Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$1,800,000

 &

\$1,900,000

Median sale price

Median price

\$1,513,500

 Property Type

House

 Suburb

Hughesdale

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	6 Taylor St OAKLEIGH 3166	\$1,890,000	27/04/2024
2	12 Pelling Rd MURRUMBEENA 3163	\$1,872,000	09/12/2023
3	4 Warina Rd CARNEGIE 3163	\$1,800,000	15/05/2024

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:

04/06/2024 16:27



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



6 Taylor St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,890,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)



12 Pelling Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,872,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 865 sqm approx



4 Warina Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 15/05/2024

Property Type: House (Res)