## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$1,513,500	Pro	operty Type	Hou	se		Suburb	Hughesdale
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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



15 Canterbury Street, Hughesdale Vic 3166







**Property Type:** House Land Size: 613 sqm approx Agent Comments Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2024: \$1,513,500

# **Comparable Properties**



6 Taylor St OAKLEIGH 3166 (REI)



Price: \$1,890,000 Method: Auction Sale Date: 27/04/2024 Property Type: House (Res) Agent Comments



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)

Account - Jellis Craig | P: 03 9593 4500



property data

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