

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

17 Torrington Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,445,500 Property Type Townhouse Suburb Canterbury

Period - From 12/07/2022 to 11/07/2023 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	35 Haines St HAWTHORN 3122	\$1,615,000	15/04/2023
2	14 Roseberry St HAWTHORN EAST 3123	\$1,580,000	27/03/2023
3	50 Harts Pde HAWTHORN EAST 3123	\$1,552,500	06/05/2023

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:

12/07/2023 11:26



 3  1  1

Property Type: House (Previously Occupied - Detached)
Land Size: 418 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
12/07/2022 - 11/07/2023: \$1,445,500

Comparable Properties



35 Haines St HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$1,615,000
Method: Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 378 sqm approx



14 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,580,000
Method: Private Sale
Date: 27/03/2023
Property Type: House
Land Size: 273 sqm approx



50 Harts Pde HAWTHORN EAST 3123 (REI)

Agent Comments

 2  2  2

Price: \$1,552,500
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 271 sqm approx

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