

# 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

18 Rubens Grove, 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 \$4,000,000 & \$4,400,000

### Median sale price

Median price \$3,180,000 Property Type House Suburb Canterbury

Period - From 01/04/2023 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 | 10a Monomeath Av CANTERBURY 3126 | \$4,698,000 | 28/03/2024   |
| 2 | 7 Logan St CANTERBURY 3126       | \$4,650,000 | 08/03/2024   |
| 3 | 34 Mangarra Rd CANTERBURY 3126   | \$4,201,000 | 27/03/2024   |

**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:

16/04/2024 15:19



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**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 858 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$4,000,000 - \$4,400,000  
**Median House Price**  
 Year ending March 2024: \$3,180,000

## Comparable Properties



10a Monomeath Av CANTERBURY 3126 (REI) [Agent Comments](#)

3   
 2   
 2

**Price:** \$4,698,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House  
**Land Size:** 642 sqm approx



7 Logan St CANTERBURY 3126 (REI) [Agent Comments](#)

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 3   
 4

**Price:** \$4,650,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 880 sqm approx



34 Mangarra Rd CANTERBURY 3126 (REI) [Agent Comments](#)

5   
 3   
 3

**Price:** \$4,201,000  
**Method:** Auction Sale  
**Date:** 27/03/2024  
**Property Type:** House (Res)

Account - Jellis Craig | P: 98305966