

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

183 Mont Albert Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$3,000,000

 &

\$3,300,000

Median sale price

Median price

\$3,187,500

 Property Type

House

 Suburb

Canterbury

Period - From

01/01/2023

 to

31/12/2023

 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	324 Union Rd BALWYN 3103	\$3,280,000	16/01/2024
2	5 Winmalee Rd BALWYN 3103	\$3,153,000	10/11/2023
3	84 Winmalee Rd BALWYN 3103	\$3,100,000	24/11/2023

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:

05/04/2024 15:13



4 2 2

Rooms: 9

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



324 Union Rd BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$3,280,000

Method: Private Sale

Date: 16/01/2024

Property Type: House

Land Size: 670 sqm approx



5 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

4 4 2

Price: \$3,153,000

Method: Private Sale

Date: 10/11/2023

Property Type: House

Land Size: 419 sqm approx



84 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

5 3 2

Price: \$3,100,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 650 sqm approx