

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

1a Mountfield Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

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	49 May St KEW 3101	\$2,935,000	14/09/2023
2	133 Canterbury Rd CANTERBURY 3126	\$2,800,000	02/12/2023
3	64a Gordon St BALWYN 3103	\$2,380,000	09/11/2023

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:

22/01/2024 17:04

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2023: \$3,187,500



4 2 2

Property Type: House

Land Size: 304 sqm approx

Agent Comments

Comparable Properties



49 May St KEW 3101 (REI/VG)

Agent Comments

4 3 3

Price: \$2,935,000

Method: Private Sale

Date: 14/09/2023

Property Type: House

Land Size: 286 sqm approx



133 Canterbury Rd CANTERBURY 3126 (REI)

Agent Comments

5 5 2

Price: \$2,800,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)



64a Gordon St BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$2,380,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999