

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 2/151 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$1,050,000 Property Type Unit 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 | 1/12 Chatham Rd CANTERBURY 3126 | \$1,320,000 | 15/12/2023 |
| 2 | 791 Riversdale Rd CAMBERWELL 3124 | \$1,315,000 | 05/04/2024 |
| 3 | 1a Bristol St CANTERBURY 3126 | \$1,300,000 | 21/12/2023 |

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: 09/04/2024 11:31



 2  1  2

Rooms: 5
Property Type: Unit
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,480,000
Median Unit Price
Year ending December 2023: \$1,050,000

Comparable Properties



1/12 Chatham Rd CANTERBURY 3126 (REI/VG) **Agent Comments**

 2  1  2

Price: \$1,320,000
Method: Auction Sale
Date: 15/12/2023
Property Type: House
Land Size: 375 sqm approx



791 Riversdale Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2  1  3

Price: \$1,315,000
Method: Private Sale
Date: 05/04/2024
Property Type: House



1a Bristol St CANTERBURY 3126 (REI/VG) **Agent Comments**

 2  1  1

Price: \$1,300,000
Method: Sold Before Auction
Date: 21/12/2023
Property Type: House

Account - VICPROP