## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/151 Prospect Hill Road, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,480,000			
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Unit			Suburb	Canterbury
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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









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



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



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



propertydata

1a Bristol St CANTERBURY 3126 (REI/VG)



**6** 1

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

#### Account - VICPROP



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments