

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

2/27 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$3,200,000 Property Type House Suburb Canterbury

Period - From 01/07/2023 to 30/09/2023 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		
2		
3		

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: 31/10/2023 15:29

2/27 Maling Road, Canterbury Vic 3126

shelter.
Real Estate

Cameron Edgoose

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2023: \$3,200,000



 3  2  3

Property Type: House

Land Size: 324 sqm approx

Agent Comments

An architect's own design for easy care living has created this simply delightful single level home on its own Title just a short walk from Maling Road Village

Comparable Properties

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.

Account - Shelter Real Estate | P: 03 9889 3990



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