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 2/4 Hopetoun Avenue, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,680,000		&		\$1,780,000			
Median sale p	rice							
Median price	\$3,195,000	Pro	operty Type	Hou	ISE		Suburb	Canterbury
Period - From	01/10/2023	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.

Add	dress of comparable property	Price	Date of sale
1	8 Avenue Athol CANTERBURY 3126	\$1,875,000	16/03/2024
2	2/31 King St CAMBERWELL 3124	\$1,800,000	24/02/2024
3	2/27 Maling Rd CANTERBURY 3126	\$1,660,000	02/12/2023

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:

18/03/2024 15:02





A CAIN



Property Type: Agent Comments Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au

Indicative Selling Price \$1,680,000 - \$1,780,000 Median House Price December quarter 2023: \$3,195,000

Comparable Properties



8 Avenue Athol CANTERBURY 3126 (REI)



Price: \$1,875,000 Method: Auction Sale Date: 16/03/2024 Property Type: House Land Size: 343 sqm approx

Agent Comments

Agent Comments



2/31 King St CAMBERWELL 3124 (REI)

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Price: \$1,800,000 Method: Private Sale Date: 24/02/2024 Property Type: House Land Size: 315 sqm approx

2/27 Maling Rd CANTERBURY 3126 (REI)



Agent Comments



Price: \$1,660,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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