

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 2/4 Hopetoun Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$3,195,000 Property Type House Suburb Canterbury

Period - From 01/10/2023 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	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



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Property Type:

Agent Comments

Comparable Properties



8 Avenue Athol CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$1,875,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 343 sqm approx



2/31 King St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

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

3 2 3

Price: \$1,660,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)