# 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 Alta Street, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$3,150,000	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/04/2022	to	31/03/2023		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	14 Palmerston St CAMBERWELL 3124	\$2,420,000	20/05/2023
2	25 Mabel St CAMBERWELL 3124	\$2,110,000	30/06/2023
3	89 Wattle Valley Rd CANTERBURY 3126	\$2,090,000	10/06/2023

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:

04/07/2023 12:01









Rooms: 7 Property Type: House Land Size: 781 sqm approx Agent Comments

**Indicative Selling Price** \$2,100,000 - \$2,300,000 Median House Price Year ending March 2023: \$3,150,000

# **Comparable Properties**



14 Palmerston St CAMBERWELL 3124 (REI)



Price: \$2,420,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 749 sqm approx



Agent Comments

Agent Comments



Price: \$2,110,000 Method: Sold Before Auction Date: 30/06/2023 Property Type: House (Res) Land Size: 650 sqm approx

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89 Wattle Valley Rd CANTERBURY 3126 (REI) Agent Comments



Price: \$2,090,000 Method: Private Sale Date: 10/06/2023 Property Type: House Land Size: 823 sqm approx

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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