

# 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

200 Mont Albert Road, Canterbury Vic 3126
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,900,000
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 & 

\$3,100,000
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### Median sale price

Median price 

\$3,195,000
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 Property Type 

House
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 Suburb 

Canterbury
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	27 Spencer Rd CAMBERWELL 3124	\$3,100,000	23/03/2024
2	9 Dryden St CANTERBURY 3126	\$3,010,000	16/03/2024
3	60 Wentworth Av CANTERBURY 3126	\$2,900,000	25/03/2024

**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 12:46
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3 2 4

**Property Type:** House (Res)

**Land Size:** 799 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,900,000 - \$3,100,000

**Median House Price**

December quarter 2023: \$3,195,000

## Comparable Properties



**27 Spencer Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 1 1

**Price:** \$3,100,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 925 sqm approx



**9 Dryden St CANTERBURY 3126 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,010,000

**Method:** Private Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 734 sqm approx



**60 Wentworth Av CANTERBURY 3126 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,900,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** House

**Land Size:** 586 sqm approx

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