

# 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

24 The Ridge, Canterbury Vic 3126

### Indicative selling price

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

Range between \$5,500,000 & \$6,000,000

### 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	5 Grange Av CANTERBURY 3126	\$6,600,000	07/12/2023
2	12 Knutsford St BALWYN 3103	\$5,450,000	08/12/2023
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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: 05/02/2024 12:31



**Rooms:** 15

**Property Type:** House

**Land Size:** 1,333 sqm approx

Agent Comments

## Comparable Properties



**5 Grange Av CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$6,600,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** House

**Land Size:** 1222 sqm approx



**12 Knutsford St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$5,450,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House

**Land Size:** 1392 sqm approx

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.