

# 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

28 Parlington Street, 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 \$3,200,000 & \$3,500,000

### 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 | 12 Alta St CANTERBURY 3126     | \$3,560,000 | 02/12/2023   |
| 2 | 16 Maysia St CANTERBURY 3126   | \$3,550,000 | 05/12/2023   |
| 3 | 56 Spencer Rd CAMBERWELL 3124  | \$3,160,000 | 05/08/2023   |

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:

02/02/2024 10:49



5 2 3

**Property Type:** House (Res)

**Land Size:** 898 sqm approx

**Agent Comments**

2 ground floor bedroom options, 3 upstairs bedroom options with potential for upstairs bathroom option, garage and carport for 3 cars from Torrington Street

**Indicative Selling Price**

\$3,200,000 - \$3,500,000

**Median House Price**

December quarter 2023: \$3,195,000

## Comparable Properties



**12 Alta St CANTERBURY 3126 (REI)**

**Agent Comments**

5 4 2

**Price:** \$3,560,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**16 Maysia St CANTERBURY 3126 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,550,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**56 Spencer Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

5 4 4

**Price:** \$3,160,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 897 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**