

# 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

29 Mcgregor 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$2,935,000

Property Type House

Suburb Canterbury

Period - From 01/01/2024

to 31/03/2024

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		
2		
3		

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:

16/04/2024 10:00



**Property Type:** House

**Land Size:** 201 sqm approx

**Agent Comments**

In a quiet cul de sac hidden amongst the prestige homes of the Maling Road Precinct, this single fronted Victorian c1890 blends its classical originality with extended modern spaces and a sunfilled northern rear courtyard just a short stroll from Maling Road Village.

## Comparable Properties

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.