

# 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 Torrington Street, Canterbury Victoria 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$3,200,000 Property type House Suburb Canterbury

Period - From 01/10/2023 to 31/12/2023 Source REIV

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
11 Uvadale Grove, Kew	\$3,300,000	21/10/2023
3 Carramar Avenue, Camberwell	\$3,160,000	09/09/2023
9 Norbet Street, Balwyn	\$3,158,000	02/09/2023

This Statement of Information was prepared on: 17 January 2024