

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 Wentworth Avenue, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$3,180,000 Property Type House Suburb Canterbury

Period - From 01/04/2023 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	12 Alta St CANTERBURY 3126	\$3,560,000	02/12/2023
2	3 Pembroke Rd BALWYN 3103	\$3,700,000	12/03/2024
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: 07/05/2024 10:29

29 Wentworth Avenue, Canterbury Vic 3126



4 2 2

Property Type: House (Res)
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,600,000
Median House Price
Year ending March 2024: \$3,180,000

Comparable Properties

12 Alta St CANTERBURY 3126 (REI)

Agent Comments

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Price: \$3,560,000
Method:
Date: 02/12/2023
Property Type: House

3 Pembroke Rd BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$3,700,000
Method: Sale
Date: 12/03/2024
Property Type: House (Res)
Land Size: 780 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.

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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