

# 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

3/5 Leeds 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$968,000

Property Type Unit

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	24/6 Balwyn Rd CANTERBURY 3126	\$1,300,000	16/11/2023
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:

01/03/2024 08:23

3/5 Leeds Street, Canterbury Vic 3126

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



3 2 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median Unit Price**

December quarter 2023: \$968,000

## Comparable Properties



24/6 Balwyn Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 16/11/2023

**Property Type:** Unit

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 - Heavyside



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