

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 Maysia Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

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	2 Alta St CANTERBURY 3126	\$2,460,000	02/09/2023
2	46 Balwyn Rd CANTERBURY 3126	\$2,340,000	11/10/2023
3	21 Kennealy St SURREY HILLS 3127	\$2,220,000	09/12/2023

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:

23/02/2024 10:49



3 1 4

Rooms: STUDY
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Study/ Bedroom 4, double tandem garage with workshop plus off street parking for 3 cars

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2023: \$3,195,000

Comparable Properties



2 Alta St CANTERBURY 3126 (REI/VG)

Agent Comments

4 1 1

Price: \$2,460,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 781 sqm approx



46 Balwyn Rd CANTERBURY 3126 (REI/VG)

Agent Comments

4 2 5

Price: \$2,340,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 692 sqm approx



21 Kennealy St SURREY HILLS 3127 (REI)

Agent Comments

4 2 1

Price: \$2,220,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 694 sqm approx

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