

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

35 Warburton Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	16 Norris St SURREY HILLS 3127	\$2,590,000	28/10/2023
2	1 West Rd SURREY HILLS 3127	\$2,413,000	01/11/2023
3	68 Fordham Av CAMBERWELL 3124	\$2,370,000	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:

07/02/2024 12:31



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2023: \$3,195,000

Comparable Properties



16 Norris St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 3 2

Price: \$2,590,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 520 sqm approx



1 West Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

5 2 2

Price: \$2,413,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 1159 sqm approx



68 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,370,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 605 sqm approx

Account - Marshall White | P: 03 9822 9999