

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 4/222 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$997,500 Property Type Unit Suburb Canterbury

Period - From 20/07/2022 to 19/07/2023 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	2/6 Parring Rd BALWYN 3103	\$1,480,000	13/04/2023
2	3/20 Kireep Rd BALWYN 3103	\$1,300,000	29/04/2023
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: 20/07/2023 12:46

4/222 Canterbury Road, Canterbury Vic 3126

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

20/07/2022 - 19/07/2023: \$997,500

Comparable Properties



2/6 Parring Rd BALWYN 3103 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,480,000

Method: Sold Before Auction

Date: 13/04/2023

Property Type: Townhouse (Res)



3/20 Kireep Rd BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

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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