

# 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 4/28 Milton 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 \$700,000 & \$770,000

### Median sale price

Median price \$951,000 Property Type Unit Suburb Canterbury

Period - From 01/07/2022 to 30/06/2023 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	4/8 Cooloongatta Rd CAMBERWELL 3124	\$770,000	20/05/2023
2	7/16-18 Morey St CAMBERWELL 3124	\$750,000	11/03/2023
3	2/32 Allambee Av CAMBERWELL 3124	\$728,500	28/02/2023

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: 14/07/2023 13:36



2   1   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**4/8 Coo loongatta Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Unit



**7/16-18 Morey St CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 11/03/2023

**Property Type:** Unit



**2/32 Allambee Av CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$728,500

**Method:** Sold Before Auction

**Date:** 28/02/2023

**Property Type:** Unit