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 Catherine Street, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,788,500	Pro	operty Type	Type House			Suburb	Canterbury
Period - From	01/04/2023	to	30/06/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	46 Glyndon Rd CAMBERWELL 3124	\$2,580,000	20/03/2023
2	24 Compton St CANTERBURY 3126	\$2,510,000	21/05/2023
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.

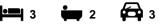
This Statement of Information was prepared on:

17/08/2023 10:39









Property Type: House **Land Size:** 659 sqm approx Agent Comments Geordie Dixon 03 9810 5090 0418 588 399 geordiedixon@jelliscraig.com.au

> Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price June quarter 2023: \$2,788,500

Comparable Properties



46 Glyndon Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,580,000 Method: Sold Before Auction Date: 20/03/2023 Property Type: House (Res) Land Size: 665 sqm approx



24 Compton St CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,510,000 Method: Sold Before Auction Date: 21/05/2023 Property Type: House (Res) Land Size: 356 sqm approx

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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata



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