

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 consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$2,788,500 Property Type House Suburb Canterbury

Period - From 01/04/2023 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	46 Glyndon Rd CAMBERWELL 3124	\$2,580,000	20/03/2023
2	24 Compton St CANTERBURY 3126	\$2,510,000	21/05/2023
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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

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.