

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

41a Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$3,377,500 Property Type House Suburb Canterbury

Period - From 26/02/2023 to 25/02/2024 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	4/43 Faversham Rd CANTERBURY 3126	\$2,100,000	26/08/2023
2	1/54 Spencer Rd CAMBERWELL 3124	\$2,230,000	14/02/2024
3	3/44 Nevis St CAMBERWELL 3124	\$2,250,000	15/02/2024

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:

26/02/2024 09:36



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

26/02/2023 - 25/02/2024: \$3,377,500

Comparable Properties



4/43 Faversham Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$2,100,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



1/54 Spencer Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$2,230,000

Method: Private Sale

Date: 14/02/2024

Property Type: House



3/44 Nevis St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$2,250,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Res)

Land Size: 268 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017