

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 6/34 Rochester Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$934,000 Property Type Unit Suburb Canterbury

Period - From 01/01/2024 to 31/03/2024 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	5/16 Jersey St BALWYN 3103	\$871,500	18/05/2024
2	2/11 Winmalee Rd BALWYN 3103	\$870,000	11/06/2024
3	3/17 Albert Cr SURREY HILLS 3127	\$841,000	25/05/2024

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: 20/06/2024 09:42



2 1 1

Rooms: 4
Property Type: Villa
Land Size: 118 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
March quarter 2024: \$934,000

Comparable Properties



5/16 Jersey St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$871,500
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit



2/11 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

2 1 2

Price: \$870,000
Method: Private Sale
Date: 11/06/2024
Property Type: Unit



3/17 Albert Cr SURREY HILLS 3127 (REI)

Agent Comments

2 1 2

Price: \$841,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Apartment

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