

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

7 Logan Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,750,000 & \$4,950,000

Median sale price

Median price \$3,068,500 Property Type House 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	6 Payne St SURREY HILLS 3127	\$5,070,000	09/09/2023
2	57 Middlesex Rd SURREY HILLS 3127	\$4,900,000	20/08/2023
3	4 Kintore St CAMBERWELL 3124	\$4,600,000	06/04/2023

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:

27/09/2023 16:08



5 3 4

Property Type: House (Res)

Land Size: 880 sqm approx

Comparable Properties



6 Payne St SURREY HILLS 3127 (REI)

Agent Comments

5 3 3

Price: \$5,070,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 975 sqm approx



57 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

5 3 2

Price: \$4,900,000

Method: Private Sale

Date: 20/08/2023

Property Type: House

Land Size: 848 sqm approx



4 Kintore St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 4 3

Price: \$4,600,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 747 sqm approx