## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,750,000		&		\$4,950,000			
Median sale p	rice							
Median price	\$3,068,500	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress 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



### 7 Logan Street, Canterbury Vic 3126

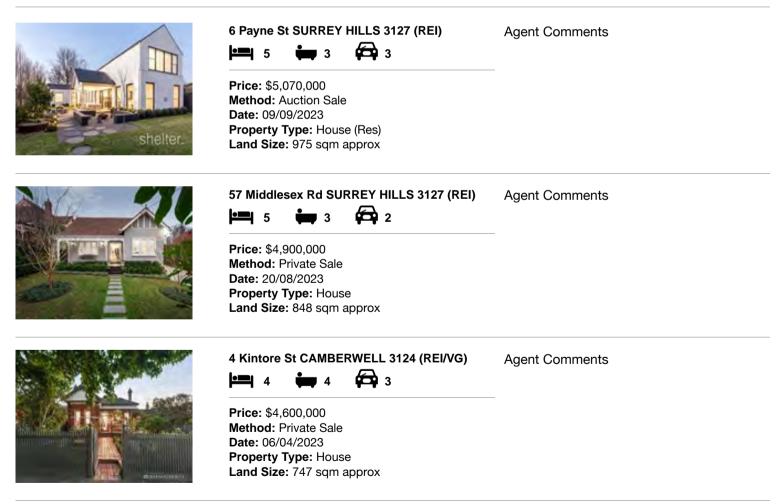




Property Type: House (Res) Land Size: 880 sqm approx Mark Josem 03 9810 5055 0488 856 736 markjosem@jelliscraig.com.au

Indicative Selling Price \$4,750,000 - \$4,950,000 Median House Price Year ending June 2023: \$3,068,500

# **Comparable Properties**



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



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