

# 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 8/9 Irilbarra Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$1,016,000 Property Type Unit Suburb Canterbury

Period - From 30/11/2022 to 29/11/2023 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	4/3 Boston Rd BALWYN 3103	\$711,000	16/10/2023
2	22/31 Barnsbury Rd DEEPDENE 3103	\$617,000	11/09/2023
3	8/31 Barnsbury Rd DEEPDENE 3103	\$595,000	13/10/2023

**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: 30/11/2023 14:50



Rooms: 3  
Property Type:  
Apartment

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

30/11/2022 - 29/11/2023: \$1,016,000

## Comparable Properties



4/3 Boston Rd BALWYN 3103 (REI)

Agent Comments



Price: \$711,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: Unit



22/31 Barnsbury Rd DEEPDENE 3103 (REI)

Agent Comments



Price: \$617,000

Method: Private Sale

Date: 11/09/2023

Property Type: Apartment



8/31 Barnsbury Rd DEEPDENE 3103 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment

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