

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 Avenue Athol, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,260,000 & \$2,480,000

Median sale price

Median price \$3,195,000 Property Type House Suburb Canterbury

Period - From 01/10/2023 to 31/12/2023 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	644 Riversdale Rd CAMBERWELL 3124	\$2,375,000	28/10/2023
2	1 Berwick St CAMBERWELL 3124	\$2,053,000	21/10/2023
3	12 Burnside Av CANTERBURY 3126	\$2,000,000	20/11/2023

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:

22/01/2024 16:26



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,260,000 - \$2,480,000

Median House Price

December quarter 2023: \$3,195,000

Comparable Properties



644 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,375,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 836 sqm approx



1 Berwick St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,053,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)



12 Burnside Av CANTERBURY 3126 (VG)

Agent Comments



Price: \$2,000,000

Method: Sale

Date: 20/11/2023

Property Type: House (Res)

Land Size: 657 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408