

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 85 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,532,500 Property Type House Suburb Middle Park

Period - From 01/04/2023 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 | 62 Canterbury Rd MIDDLE PARK 3206 | \$2,880,000 | 16/12/2023 |
| 2 | 111 Nimmo St MIDDLE PARK 3206 | \$2,910,000 | 13/04/2024 |
| 3 | | | |

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: 08/05/2024 14:34



Property Type: House (Previously Occupied - Detached)
Land Size: 253 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending March 2024: \$2,532,500

Comparable Properties

62 Canterbury Rd MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$2,880,000
Method:
Date: 16/12/2023
Property Type: House



111 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$2,910,000
Method: Private Sale
Date: 13/04/2024
Property Type: House
Land Size: 206 sqm approx

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.

Account - Marshall White | P: 03 9822 9999