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

9/55-60 Canterbury Road, Middle Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$3,030,000	Pro	Property Type Hou		ISE		Suburb	Middle Park	
Period - From	01/01/2025	to	31/03/2025		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 sixmonths 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	1/55 Canterbury Rd MIDDLE PARK 3206	\$1,680,000	27/02/2025
2	26 Canterbury Rd MIDDLE PARK 3206	\$1,550,000	09/12/2024
3			

OR

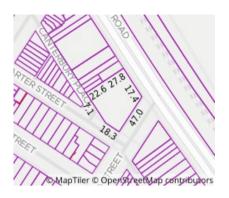
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/06/2025 13:36



MARSHALL WHITE





Property Type: Strata Unit/Flat Agent Comments

Nicholas Hoo 9832 1159 0435 728 272 nicholas.hoo@marshallwhite.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March quarter 2025: \$3,030,000

Comparable Properties

	1/55 Canterbury Rd MIDDLE PARK 3206 (VG) Image: Price: \$1,680,000 Method: Sale Date: 27/02/2025 Property Type: Flat/Unit/Apartment (Res)	Agent Comments
CAYZER	26 Canterbury Rd MIDDLE PARK 3206 (REI/VG) 3 1 2 - Price: \$1,550,000 Method: Private Sale Date: 09/12/2024 Property Type: House (Res) Land Size: 113 sqm approx	Agent Comments

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

propertydata



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