

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 Rubens Grove, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$3,068,500 Property Type House Suburb Canterbury

Period - From 01/07/2022 to 30/06/2023 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	6 Grange Rd KEW 3101	\$4,350,000	27/06/2023
2	89 Mont Albert Rd CANTERBURY 3126	\$4,230,000	20/05/2023
3	4 Perry Ct KEW 3101	\$4,050,000	17/03/2023

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: 23/08/2023 11:50



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Property Type: House

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending June 2023: \$3,068,500

Comparable Properties



6 Grange Rd KEW 3101 (REI)

Agent Comments

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Price: \$4,350,000

Method: Private Sale

Date: 27/06/2023

Property Type: Land

Land Size: 860 sqm approx



89 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

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Price: \$4,230,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 740 sqm approx



4 Perry Ct KEW 3101 (REI/VG)

Agent Comments

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 4
 2

Price: \$4,050,000

Method: Sold Before Auction

Date: 17/03/2023

Property Type: House (Res)

Land Size: 697 sqm approx

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