

# 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

232 Canterbury 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

\$1,850,000

&

\$1,950,000

### Median sale price

Median price

\$3,290,000

Property Type

House

Suburb

Canterbury

Period - From

01/01/2022

to

31/03/2022

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	18 Highfield Rd CANTERBURY 3126	\$2,800,000	11/12/2021
2	236 Canterbury Rd CANTERBURY 3126	\$2,550,000	10/03/2022
3	10 Kingston Rd SURREY HILLS 3127	\$2,000,000	14/05/2022

**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:

23/05/2022 15:13



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
March quarter 2022: \$3,290,000

## Comparable Properties



### 18 Highfield Rd CANTERBURY 3126 (REI/VG)



**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 11/12/2021  
**Property Type:** House  
**Land Size:** 1067 sqm approx

### Agent Comments

This property is on a slightly larger allotment than 232 Canterbury Road and is also subject to a heritage overlay. This property is within a more livable condition. The allotment is also longer, and doesn't offer side access. Both are located on 'main' roads.



### 236 Canterbury Rd CANTERBURY 3126 (REI/VG)



**Price:** \$2,550,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2022  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

### Agent Comments

Located in a close proximity to 232 Canterbury Road on a smaller allotment and also subject to a heritage overlay; however, this property was presented in a renovated condition and has rear access.



### 10 Kingston Rd SURREY HILLS 3127 (REI)



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** Land  
**Land Size:** 1081 sqm approx

### Agent Comments

This land is also subject to a heritage overlay; however, it is a slightly larger allotment and backs onto the train line (which could have negatively affected the result). Having no existing dwelling could have been a benefit and/or negative with this sale.

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