## 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	232 Canterbury Road, Canterbury Vic 3126
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,850,000	&	\$1,950,000

#### Median sale price

Median price	\$3,290,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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 that 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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.