

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

7/54 Mont Albert Rd, 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

\$3,745,000

Property Type

Vacant land

Suburb

Canterbury

Period - From

17/05/2020

to

16/05/2021

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 Edward St KEW 3101	\$7,240,000	08/05/2021
2			
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:

17/05/2021 13:11



Property Type: Land

Land Size: 1455 sqm approx

Agent Comments

Comparable Properties



6 Edward St KEW 3101 (REI)



Price: \$7,240,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 1216 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.