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

39 Wentworth Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between $3,500,000 & $3,800,000

Median sale price

| Median price | $3,300,000 | Property Type | House | Suburb | Canterbury |

| Period - From | 01/10/2021 | to | 30/09/2022 | 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	15 Talbot Av BALWYN 3103	$3,840,000	10/09/2022
2	22 Terry St DEEPDENE 3103	$3,680,000	13/08/2022
3	25 Maysia St CANTERBURY 3126	$3,500,000	03/09/2022

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: 27/10/2022 14:12

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Property Type: House
Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,800,000
Median House Price
Year ending September 2022: $3,300,000

Comparable Properties

15 Talbot Av BALWYN 3103 (REI)

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Price: $3,840,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House
Land Size: 784 sqm approx

Agent Comments

22 Terry St DEEPDENE 3103 (REI/VG)

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Price: $3,680,000
Method: Auction Sale
Date: 13/08/2022
Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments

25 Maysia St CANTERBURY 3126 (REI)

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Price: $3,500,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)

Agent Comments

Account - VICPROP