

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

3 Irlbarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,050,000 & \$3,355,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Canterbury

Period - From 01/10/2020 to 31/12/2020 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	25 Selwyn St CANTERBURY 3126	\$3,370,000	14/11/2020
2	5 Avenue Athol CANTERBURY 3126	\$3,320,000	16/12/2020
3	3 Mont Albert Rd CANTERBURY 3126	\$3,205,000	05/12/2020

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:

15/03/2021 22:30



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



25 Selwyn St CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$3,370,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House (Res)

Land Size: 748 sqm approx



5 Avenue Athol CANTERBURY 3126 (REI)

Agent Comments



Price: \$3,320,000

Method: Auction Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 750 sqm approx



3 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$3,205,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 713 sqm approx