

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

22 Pin Oak Court, Canterbury Vic 3126

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,000,000

Median sale price

Median price \$2,559,000

House

X

Unit

Suburb Canterbury

Period - From 01/01/2019

to

31/03/2019

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	5a Bowyer Av KEW 3101	\$2,250,000	09/04/2019
2	2/2a Maling Rd CANTERBURY 3126	\$1,945,000	14/12/2018
3	1b Mangarra Rd CANTERBURY 3126	\$1,880,000	20/12/2018

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.

Anthony Smith

9805 1111

0419 888 980

asmith@woodards.com.au

Indicative Selling Price

\$2,000,000

Median House Price

March quarter 2019: \$2,559,000



 4  3.5  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 8140 sqm approx

Agent Comments

Comparable Properties



5a Bowyer Av KEW 3101 (REI)

 3  2  2

Price: \$2,250,000

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: House

Agent Comments

3 bedroom semi-detached house.



2/2a Maling Rd CANTERBURY 3126 (VG)

 4  -  -

Price: \$1,945,000

Method: Sale

Date: 14/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Modern two storey, 4 bedroom townhouse.



1b Mangarra Rd CANTERBURY 3126 (REI/VG)

 4  4  2

Price: \$1,880,000

Method: Private Sale

Date: 20/12/2018

Rooms: 8

Property Type: Townhouse (Single)

Land Size: 1334 sqm approx

Agent Comments

Modern two storey, 4 bedroom townhouse.