

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

35 Mangarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,400,000 & \$3,650,000

Median sale price

Median price \$2,788,500 Property Type House Suburb Canterbury

Period - From 01/04/2023 to 30/06/2023 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.

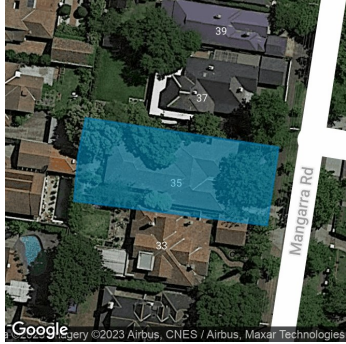
	Address of comparable property	Price	Date of sale
1	192 Mont Albert Rd CANTERBURY 3126	\$3,750,000	24/03/2023
2	413 Barkers Rd KEW 3101	\$3,550,000	24/04/2023
3	21 Torrington St CANTERBURY 3126	\$3,405,000	18/03/2023

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:

30/08/2023 15:41



4
 2
 2

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,650,000

Median House Price

June quarter 2023: \$2,788,500

Comparable Properties



192 Mont Albert Rd CANTERBURY 3126 (REI) Agent Comments

5
 5
 4

Price: \$3,750,000

Method: Sold Before Auction

Date: 24/03/2023

Property Type: House

Land Size: 1051 sqm approx



413 Barkers Rd KEW 3101 (REI)

Agent Comments

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 1
 2

Price: \$3,550,000

Method: Private Sale

Date: 24/04/2023

Property Type: House

Land Size: 884 sqm approx



21 Torrington St CANTERBURY 3126 (REI/VG) Agent Comments

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 2
 3

Price: \$3,405,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 698 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088