

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

1/74 Wattle Valley Road, Canterbury Vic 3126

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

Range between \$870,000

&

\$940,000

Median sale price

Median price \$837,000

House

Unit

X

Suburb

Canterbury

Period - From 01/04/2017

to

31/03/2018

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	3/45 Wattle Valley Rd CANTERBURY 3126	\$985,000	05/05/2018
2	2/216 Wattle Valley Rd CAMBERWELL 3124	\$952,000	05/05/2018
3	2/9 Middlesex Rd SURREY HILLS 3127	\$840,000	17/04/2018

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.



 2  1  3

Rooms:

Property Type: Unit

Land Size: 91 sqm approx

Agent Comments

Comparable Properties



3/45 Wattle Valley Rd CANTERBURY 3126 (REI)

 2  1  1

Price: \$985,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 3

Property Type: Unit

Agent Comments

Similar accommodation, 2 bedrooms & 1 bathroom



2/216 Wattle Valley Rd CAMBERWELL 3124 (REI)

 2  1  1

Price: \$952,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 3

Property Type: Unit

Agent Comments

Similar accommodation, 2 bedrooms & 1 bathroom



2/9 Middlesex Rd SURREY HILLS 3127 (REI/VG)

 2  1  1

Price: \$840,000

Method: Sold Before Auction

Date: 17/04/2018

Rooms: -

Property Type: Unit

Agent Comments

Similar accommodation, 2 bedrooms & 1 bathroom