

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

59 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$3,150,000

Property Type House

Suburb Canterbury

Period - From 01/04/2022

to

30/06/2022

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	20 Boronia St CANTERBURY 3126	\$2,318,000	05/09/2022
2	19 Dryden St CANTERBURY 3126	\$2,191,500	18/06/2022
3	56 Rochester Rd CANTERBURY 3126	\$2,175,000	29/03/2022

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:

26/09/2022 18:43



Rooms: Studio/ Home office

Property Type: House (Previously Occupied - Detached)

Land Size: 516 sqm approx

Agent Comments

Re-wired, re-plumbed, re-plastered, new roof, new air conditioning, renovated kitchen, laundry & bathrooms.

Comparable Properties



20 Boronia St CANTERBURY 3126 (REI)



Agent Comments

Land 557m2

Price: \$2,318,000

Method: Private Sale

Date: 05/09/2022

Property Type: House



19 Dryden St CANTERBURY 3126 (REI/VG)



Agent Comments

Land 495m2

Price: \$2,191,500

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)



56 Rochester Rd CANTERBURY 3126 (REI/VG) **Agent Comments**



Price: \$2,175,000

Method: Private Sale

Date: 29/03/2022

Property Type: House

Land Size: 463 sqm approx