# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,100,000	&	\$2,300,000
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#### Median sale price

Median price	\$3,150,000	Pro	perty 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

Add	dress 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 comparableproperties 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



# RT Edgar

Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** June guarter 2022: \$3,150,000





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.

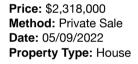
# Comparable Properties



20 Boronia St CANTERBURY 3126 (REI)



**Agent Comments** Land 557m2





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

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



