

# 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

5 View Street, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,600,000 & \$3,950,000

### Median sale price

Median price \$3,361,000 Property Type House Suburb Canterbury

Period - From 01/10/2022 to 31/12/2022 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		
2		
3		

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: 16/03/2023 16:10



**woodards** 

## 5 View Street, Canterbury

### Additional information

Council Rates: \$TBC pa (Refer S32)  
 Water Rates: \$TBCp plus usage approx. (Refer S32)  
 Neighbourhood Residential Zone Schedule 3  
 Land size: 852sqm approx.  
 Corner block  
 2 crossovers  
 No heritage  
 North facing backyard  
 Bungalow style solid brick home  
 Terracotta roof  
 Leadlight windows  
 Security alarm  
 Ducted heating  
 Split system AC unit in hall  
 Wide entrance hall  
 Formal lounge & dining with ceiling detail  
 Near new carpets  
 Open plan family room off kitchen  
 Westinghouse electric oven (double)  
 Electric cooktop  
 Dishwasher  
 Double garage with automatic doors

### Rental Estimate

\$1000pw based on current market conditions



**Julian Badenach**  
0414 609 665



**Alex Chu**  
0423 300 321

### Close proximity to

#### Schools

Balwyn Primary- Balwyn Rd, Balwyn (1km)  
 Camberwell High- Prospect Hill Rd, Canterbury (2km)  
 Fintona- Balwyn Rd, Balwyn (1.1km)  
 Camberwell Grammar- Mont Albert Rd, Canterbury (1.3km)

#### Shops

Woolworths Balwyn- Whitehorse Rd, Balwyn (1.3km)  
 Maling Road Village- Maling Rd, Canterbury (950m)  
 Camberwell Junction- Burke Rd, Camberwell (3.1km)

#### Parks

Canterbury Gardens- Canterbury Rd, Canterbury (650m)  
 Anniversary Trail- Canterbury Rd, Canterbury (1.2km)

#### Transport

Canterbury Station (850m)  
 Bus 285 Doncaster Park & Ride to Camberwell  
 Tram 109- Box Hill to Port Melbourne  
 Tram 72 – Melb Uni to Camberwell

#### Settlement

10% deposit, balance 60days or any other such terms that have been agreed to in writing by the vendor prior to auction

#### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.