

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

3/13 Milton Street, Canterbury Vic 3126

Indicative selling price

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

Single price

\$910,000

Median sale price

Median price

\$865,000

Property Type

Unit

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	6/15 Grandview Gr HAWTHORN EAST 3123	\$950,000	18/02/2023
2	2/40 Durham Rd SURREY HILLS 3127	\$932,000	25/02/2023
3	2/4 Campbell Rd DEEPDENE 3103	\$885,000	04/02/2023

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:

28/03/2023 10:50



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$910,000

Median Unit Price

December quarter 2022: \$865,000

Comparable Properties



6/15 Grandview Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$950,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Unit



2/40 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  2

Price: \$932,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



2/4 Campbell Rd DEEPDENE 3103 (VG)

Agent Comments

 2  -  -

Price: \$885,000

Method: Sale

Date: 04/02/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199