

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

1-3 Myrtle Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,000,000

House

Unit

X

Suburb

Canterbury

Period - From 01/01/2017

to

31/12/2017

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	5/26 Faversham Rd CANTERBURY 3126	\$837,000	16/12/2017
2	1/4 Wells St SURREY HILLS 3127	\$770,000	22/02/2018
3	4/314 Canterbury Rd SURREY HILLS 3127	\$755,500	03/03/2018

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 2

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Just around the corner from Boroondara Park on one of Canterbury's lovely leafy avenues, this single level villa's comfortable two bedroom accommodation provides an ideal entry, investment or downsize solution in one of Melbourne's most renowned blue ribbon locations.

Comparable Properties



5/26 Faversham Rd CANTERBURY 3126 (REI)

[Agent Comments](#)

2 1 1

Price: \$837,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 4

Property Type: Unit



1/4 Wells St SURREY HILLS 3127 (REI)

[Agent Comments](#)

2 1 2

Price: \$770,000

Method: Sold Before Auction

Date: 22/02/2018

Rooms: -

Property Type: Unit



4/314 Canterbury Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)

2 1 2

Price: \$755,500

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Unit