

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

2/131 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,285,000

Property Type Unit

Suburb Canterbury

Period - From 01/01/2020

to 31/12/2020

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	499 Camberwell Rd CAMBERWELL 3124	\$1,338,000	21/11/2020
2	2/6 Daphne St CANTERBURY 3126	\$1,285,000	15/11/2020
3	1b Peppin St CAMBERWELL 3124	\$1,250,000	12/12/2020

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:

01/02/2021 16:07

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2 1 1

Property Type: Unit
Land Size: 361 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median Unit Price
Year ending December 2020: \$1,285,000

Comparable Properties



499 Camberwell Rd CAMBERWELL 3124 (REI) **Agent Comments**

2 1 1

Price: \$1,338,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 343 sqm approx



2/6 Daphne St CANTERBURY 3126 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,285,000
Method: Private Sale
Date: 15/11/2020
Property Type: Villa
Land Size: 273 sqm approx



1b Peppin St CAMBERWELL 3124 (REI) **Agent Comments**

3 2 1

Price: \$1,250,000
Method: Private Sale
Date: 12/12/2020
Property Type: House