

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

104/288 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$825,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/01/2022

to

31/03/2022

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	2/69 Canterbury Rd CANTERBURY 3126	\$767,500	23/04/2022
2	5/34 Rochester Rd CANTERBURY 3126	\$750,000	23/02/2022
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:

03/06/2022 17:04



2 2 2

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$749,000

Median Unit Price

March quarter 2022: \$825,000

Comparable Properties



2/69 Canterbury Rd CANTERBURY 3126 (REI) **Agent Comments**

2 2 1

Price: \$767,500

Method: Auction Sale

Date: 23/04/2022

Property Type: Apartment

5/34 Rochester Rd CANTERBURY 3126 (VG) **Agent Comments**

2 - -

Price: \$750,000

Method: Sale

Date: 23/02/2022

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017