

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

8/894 Burke Road, Canterbury Vic 3126

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$530,000

Median sale price

Median price \$1,110,000

House

Unit

X

Suburb

Canterbury

Period - From 01/07/2018

to

30/06/2019

Source REIV

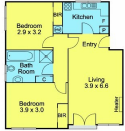
Comparable property sales (*Delete A or B below as applicable)

- 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	4/10 Liddiard St HAWTHORN 3122	\$535,600	20/06/2019
2	1/107 Victoria Rd HAWTHORN EAST 3123	\$526,000	23/05/2019
3	8/10 Liddiard St HAWTHORN 3122	\$496,000	29/06/2019

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
 1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

Year ending June 2019: \$1,110,000

Comparable Properties



4/10 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$535,600

Method: Sold Before Auction

Date: 20/06/2019

Rooms: -

Property Type: Apartment



1/107 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2
 1
 -

Price: \$526,000

Method: Private Sale

Date: 23/05/2019

Rooms: -

Property Type: Apartment



8/10 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$496,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: Apartment