

# 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 53 Warburton Rd, Canterbury VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,600,000 & \$1,750,000

### Median sale price

Median price \$2,721,000 Property type House Suburb Canterbury

Period - From 05/08/2019 to 04/08/2020 Source REIV

### Comparable property sales

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 75 Maling Rd CANTERBURY 3126	\$1,830,000	21/03/2020
2 1 Bryson St CANTERBURY 3126	\$1,810,000	30/07/2020
3 48 Maling Rd CANTERBURY 3126	\$1,600,000	07/06/2020

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: 09/09/2020