

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

6/12 Dudley Parade, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,435,000

House

X

Unit

Suburb

Canterbury

Period - From

01/01/2018

to

31/12/2018

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	16 Wandsworth Rd SURREY HILLS 3127	\$2,450,000	27/10/2018
2	16a Wandsworth Rd SURREY HILLS 3127	\$2,410,000	29/10/2018
3	5 Aird St CAMBERWELL 3124	\$2,350,000	01/12/2018

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.~~

Steve Burke

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2018: \$2,435,000



4 2.5 3

Rooms: 9**Property Type:** House (Res)**Agent Comments**

Contemporary architecture blended with quality finishes makes this an outstanding 4 bedroom 3 bathroom 3 car garage home a must see in a prominent position within leafy Canterbury.

Comparable Properties


16 Wandsworth Rd SURREY HILLS 3127 (REI/VG)
Agent Comments

4 2 2

Price: \$2,450,000**Method:** Auction Sale**Date:** 27/10/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 416 sqm approx
16a Wandsworth Rd SURREY HILLS 3127 (VG) **Agent Comments**

4 - -

Price: \$2,410,000**Method:** Sale**Date:** 29/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 439 sqm approx
5 Aird St CAMBERWELL 3124 (REI/VG)
Agent Comments

4 2 2

Price: \$2,350,000**Method:** Auction Sale**Date:** 01/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 430 sqm approx