

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

16 Golding Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$3,227,000

Property Type House

Suburb Canterbury

Period - From 01/01/2022

to 31/12/2022

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	6 Selwyn St CANTERBURY 3126	\$2,250,000	27/10/2022
2	4 Lockhart St CAMBERWELL 3124	\$2,001,000	17/12/2022
3	4 Myrtle Rd CANTERBURY 3126	\$1,900,000	06/08/2022

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:

20/01/2023 09:39

16 Golding Street, Canterbury Vic 3126

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending December 2022: \$3,227,000

Comparable Properties



6 Selwyn St CANTERBURY 3126 (REI/VG)

Agent Comments

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Price: \$2,250,000
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 592 sqm approx



4 Lockhart St CAMBERWELL 3124 (REI)

Agent Comments

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Price: \$2,001,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 565 sqm approx



4 Myrtle Rd CANTERBURY 3126 (REI/VG)

Agent Comments

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Price: \$1,900,000
Method: Private Sale
Date: 06/08/2022
Property Type: House
Land Size: 587 sqm approx

Account - Heavyside



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