# 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$3,227,000	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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.

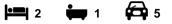
This Statement of Information was prepared on:

20/01/2023 09:39



## 16 Golding Street, Canterbury Vic 3126





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

Tim Heavyside 94703390 0403020404 tim@heavyside.co

**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)



Price: \$2,250.000 Method: Private Sale Date: 27/10/2022 Property Type: House Land Size: 592 sqm approx

#### Agent Comments

4 Lockhart St CAMBERWELL 3124 (REI)

Agent Comments

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

2



4 Myrtle Rd CANTERBURY 3126 (REI/VG)



**2** 

Agent Comments

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

#### Account - Heavyside



propertydata

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