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

46 Maling Road, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$2,721,000	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/01/2019	to	31/12/2019		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	39 Empress Rd SURREY HILLS 3127	\$1,650,000	26/10/2019
2	24 Compton St CANTERBURY 3126	\$1,636,000	02/11/2019
3	41a Kingston Rd SURREY HILLS 3127	\$1,553,000	30/11/2019

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.

This Statement of Information was prepared on:

15/04/2020 10:50









Property Type: House (Previously Occupied - Detached) Land Size: 460 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending December 2019: \$2,721,000

Comparable Properties



39 Empress Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,650,000 Method: Auction Sale Date: 26/10/2019 Rooms: 3 Property Type: House (Res) Land Size: 401 sqm approx



24 Compton St CANTERBURY 3126 (REI/VG) Agent Comments



Price: \$1,636,000 Method: Auction Sale Date: 02/11/2019 Rooms: 6 Property Type: House (Res) Land Size: 354 sqm approx



41a Kingston Rd SURREY HILLS 3127 (REI/VG)



Price: \$1,553,000 Method: Auction Sale Date: 30/11/2019 Rooms: 9 Property Type: Unit Land Size: 386 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments