

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,721,000

Property Type House

Suburb Canterbury

Period - From 01/01/2019

to 31/12/2019

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	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) Agent Comments



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