

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

2/22 Wentworth Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Canterbury

Period - From 01/07/2022 to 30/09/2022 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	6/31 Faversham Rd CANTERBURY 3126	\$825,000	25/07/2022
2	4/794 Riversdale Rd CAMBERWELL 3124	\$820,000	11/08/2022
3	4/25 Doonkuna Av CAMBERWELL 3124	\$815,000	08/10/2022

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:

18/11/2022 14:19



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Property Type: Villa

Agent Comments

Quiet, tree-lined Wentworth Avenue with Permit Parking. Location, Location, Location.

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

September quarter 2022: \$1,100,000

Comparable Properties



6/31 Faversham Rd CANTERBURY 3126
(REI/VG)

Agent Comments

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 1

Price: \$825,000

Method: Sold Before Auction

Date: 25/07/2022

Property Type: Unit



4/794 Riversdale Rd CAMBERWELL 3124
(REI/VG)

Agent Comments

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 1

Price: \$820,000

Method: Private Sale

Date: 11/08/2022

Property Type: Unit



4/25 Doonkuna Av CAMBERWELL 3124
(REI/VG)

Agent Comments

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 1

Price: \$815,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088