

# 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

41 Warburton Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price\*

Median price

\$2,780,000

Property Type

House

Suburb

Canterbury

Period - From

03/08/2021

to

03/08/2022

Source

REAlestate.com.au

### 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	11 Bellett St CAMBERWELL 3124	\$1,705,000	26/03/2022
2	13a Reid St BALWYN 3103	\$1,700,000	19/02/2022
3	16 Palmerston St CAMBERWELL 3124	\$1,700,000	14/05/2022

**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:

03/08/2022 17:38



3 bedrooms 0 bathrooms 1 car

Property Type:

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price \*

03/08/2021 - 03/08/2022: \$2,780,000

\* Agent calculated median

## Comparable Properties



11 Bellett St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 0 cars

Price: \$1,705,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 242 sqm approx



13a Reid St BALWYN 3103 (REI/VG)

Agent Comments

2 bedrooms 1 bathroom 2 cars

Price: \$1,700,000

Method: Sold Before Auction

Date: 19/02/2022

Property Type: House (Res)

Land Size: 361 sqm approx



16 Palmerston St CAMBERWELL 3124 (REI)

Agent Comments

2 bedrooms 1 bathroom 2 cars

Price: \$1,700,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

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