

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

12 Pin Oak Court, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,682,500 Property Type Townhouse Suburb Canterbury

Period - From 17/05/2021 to 16/05/2022 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	9 Haines St HAWTHORN 3122	\$1,950,000	18/12/2021
2	1/6 Fordham Av CAMBERWELL 3124	\$1,850,000	02/12/2021
3	33a Canterbury Rd CAMBERWELL 3124	\$1,866,000	17/11/2021

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:

17/05/2022 07:34



3
 2
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Townhouse Price

17/05/2021 - 16/05/2022: \$1,682,500

Comparable Properties



9 Haines St HAWTHORN 3122 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,950,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 228 sqm approx



1/6 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,850,000

Method: Auction Sale

Date: 02/12/2021

Property Type: Townhouse (Res)



33a Canterbury Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,866,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: House (Res)

Land Size: 299 sqm approx

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