## 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

40 Rochester Road, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,600,000		&		\$2,850,000			
Median sale p	rice							
Median price	\$3,205,000	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/10/2020	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	11 Church St CANTERBURY 3126	\$3,008,000	30/10/2021
2	5 Marden St CANTERBURY 3126	\$2,900,000	13/08/2021
3	1 Church St CANTERBURY 3126	\$2,801,000	04/10/2021

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:

06/11/2021 10:14



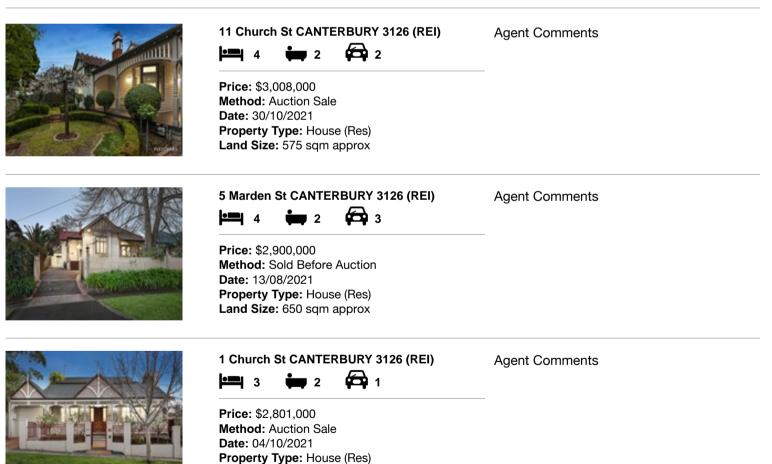






Rooms: 7 Property Type: House Land Size: 675 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,850,000 Median House Price Year ending September 2021: \$3,205,000

# **Comparable Properties**





Land Size: 557 sqm approx



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