

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 consumer.vic.gov.au/underquoting

Range between \$2,600,000

&

\$2,850,000

Median sale price

Median price \$3,205,000

Property Type House

Suburb Canterbury

Period - From 01/10/2020

to 30/09/2021

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	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



4 2 2

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



11 Church St CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$3,008,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 575 sqm approx



5 Marden St CANTERBURY 3126 (REI)

Agent Comments

4 2 3

Price: \$2,900,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: House (Res)

Land Size: 650 sqm approx



1 Church St CANTERBURY 3126 (REI)

Agent Comments

3 2 1

Price: \$2,801,000

Method: Auction Sale

Date: 04/10/2021

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017