### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 34 Avenue Athol, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	n \$4,400,000		&		\$4,800,0	00		
Median sale p	rice							
Median price	\$3,372,500	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/10/2021	to	31/12/2021		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.

Address of comparable property		Price	Date of sale
1	14 Mangarra Rd CANTERBURY 3126	\$5,450,000	25/11/2021
2	15 Boston Rd BALWYN 3103	\$4,880,000	16/11/2021
3	5 Hopetoun Av CANTERBURY 3126	\$4,861,000	27/11/2021

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:

15/02/2022 12:36



# RT Edgar





**Property Type:** House (Res) **Land Size:** 913 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$4,400,000 - \$4,800,000 Median House Price December quarter 2021: \$3,372,500

## **Comparable Properties**

	14 Mangarra Rd CANTERBURY 3126 (REI)	Agent Comments
	Price: \$5,450,000 Method: Sold Before Auction	
	Date: 25/11/2021	
Andrew Black	Property Type: House (Res) Land Size: 1199 sqm approx	
	15 Boston Rd BALWYN 3103 (REI)	Agent Comments
	<b>1 - 1</b> 5 <b>1 - 1</b> 3 <b>2</b> 2	
	Price: \$4,880,000	
	Method: Private Sale	
	Date: 16/11/2021	
	Property Type: House Land Size: 819 sqm approx	
	5 Hopetoun Av CANTERBURY 3126 (REI)	Agent Comments
	Price: \$4,861,000	
Contraction of the second	Method: Auction Sale	
	Date: 27/11/2021	
Comment Street	Property Type: House (Res) Land Size: 813 sqm approx	
the second second second	Lanu Size: ors sqin approx	

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



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.