

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

34 Avenue Athol, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,400,000 & \$4,800,000

Median sale price

Median price \$3,372,500 Property Type House Suburb Canterbury

Period - From 01/10/2021 to 31/12/2021 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	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



5 3 2

Property Type: House (Res)

Land Size: 913 sqm approx

Agent Comments

Comparable Properties



14 Mangarra Rd CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$5,450,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: House (Res)

Land Size: 1199 sqm approx



15 Boston Rd BALWYN 3103 (REI)

Agent Comments

5 3 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

5 3 2

Price: \$4,861,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 813 sqm approx