

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

37 The Ridge, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,500,000

&

\$4,900,000

Median sale price

Median price \$2,749,000

Property Type House

Suburb Canterbury

Period - From 01/07/2020

to 30/09/2020

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	5 Kintore St CAMBERWELL 3124	\$6,950,000	04/11/2020
2	22 Austin St BALWYN 3103	\$4,650,000	16/10/2020
3	8 Highton Gr DEEPDENE 3103	\$4,600,000	24/07/2020

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:

15/11/2020 00:01



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Property Type: House (Res)

Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,900,000

Median House Price

September quarter 2020: \$2,749,000

Comparable Properties



5 Kintore St CAMBERWELL 3124 (REI)

Agent Comments

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Price: \$6,950,000

Method: Auction Sale

Date: 04/11/2020

Property Type: House (Res)

Land Size: 1267 sqm approx



22 Austin St BALWYN 3103 (REI)

Agent Comments

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Price: \$4,650,000

Method: Private Sale

Date: 16/10/2020

Property Type: House



8 Highton Gr DEEPDENE 3103 (VG)

Agent Comments

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Price: \$4,600,000

Method: Sale

Date: 24/07/2020

Property Type: House (Res)

Land Size: 909 sqm approx