

# 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

28 Alexandra Avenue, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,900,000 & \$6,450,000

### 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	16 View St HAWTHORN 3122	\$7,425,000	25/10/2021
2	22 Rowland St KEW 3101	\$6,620,000	11/03/2022
3	45 The Ridge CANTERBURY 3126	\$6,500,000	11/12/2021

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:

21/03/2022 11:05



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 685 sqm approx

Agent Comments

## Comparable Properties



**16 View St HAWTHORN 3122 (VG)**

Agent Comments



**Price:** \$7,425,000

**Method:** Sale

**Date:** 25/10/2021

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**22 Rowland St KEW 3101 (REI)**

Agent Comments



**Price:** \$6,620,000

**Method:** Private Sale

**Date:** 11/03/2022

**Property Type:** House

**Land Size:** 646 sqm approx



**45 The Ridge CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$6,500,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 1050 sqm approx