Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	4/31 Monomeath Avenue, Canterbury Vic 3126
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,100,000	Pro	perty Type U	nit		Suburb	Canterbury
Period - From	01/07/2022	to	30/09/2022	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	13 Jersey St BALWYN 3103	\$2,310,000	29/10/2022
2	14 Carramar Av CAMBERWELL 3124	\$3,055,000	29/10/2022
3			

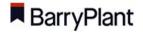
OR

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:	29/11/2022 13:21



Date of sale







Rooms: 5

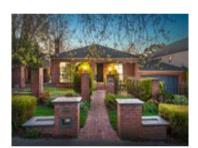
Property Type: Unit Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price \$2,550,000 - \$2,650,000 Median Unit Price

September quarter 2022: \$1,100,000

Comparable Properties



13 Jersey St BALWYN 3103 (REI)

= 3





Agent Comments

Price: \$2,310,000 **Method:** Auction Sale **Date:** 29/10/2022

Property Type: House (Res) **Land Size:** 520 sqm approx



14 Carramar Av CAMBERWELL 3124 (REI)

4





Agent Comments

Price: \$3,055,000 **Method:** Auction Sale **Date:** 29/10/2022

Property Type: House (Res) Land Size: 700 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



