

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 11 Mangarra Road, Canterbury VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$2,700,000

Median sale price

Median price \$2,560,000

Property type House

Suburb Canterbury

Period - From 07/11/2018

to

06/11/2019

Source REIV

Comparable property sales

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 17 Parlington St CANTERBURY 3126 | \$3,116,000 | 26/10/2019 |
| 2 18 Chaucer Cr CANTERBURY 3126 | \$2,560,000 | 12/10/2019 |
| 3 1 Avenue Athol CANTERBURY 3126 | \$2,510,000 | 22/10/2019 |

This Statement of Information was prepared on: 25/11/2019