

Mark Li 0423 780 916 Mark.Li@vicprop.com.au

### 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

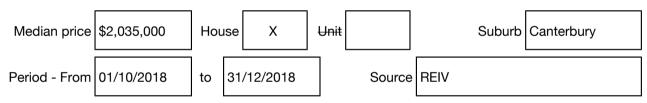
ss 6 Boronia Street, Canterbury Vic 3126 nd de

#### Indicative selling price

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

 Range between
 \$2,500,000
 &
 \$2,650,000

#### Median sale price



#### 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	23 Maple Cr CAMBERWELL 3124	\$2,650,000	08/12/2018
2	150 Prospect Hill Rd CANTERBURY 3126	\$2,590,000	05/09/2018
3	159 Prospect Hill Rd CANTERBURY 3126	\$2,520,000	17/11/2018

#### 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.

#### Account - VICPROP

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: 6 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,650,000 Median House Price December quarter 2018: \$2,035,000

## **Comparable Properties**



23 Maple Cr CAMBERWELL 3124 (REI)

Price: \$2,650,000 Method: Auction Sale Date: 08/12/2018 Rooms: -Property Type: House (Res) Land Size: 773 sqm approx Agent Comments



150 Prospect Hill Rd CANTERBURY 3126 (VG) Agent Comments

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Price: \$2,590,000 Method: Sale Date: 05/09/2018 Rooms: -Property Type: House (Res) Land Size: 696 sqm approx



159 Prospect Hill Rd CANTERBURY 3126 (REI) Agent Comments



Price: \$2,520,000 Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: House (Res)

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