

# 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

2/2 Willow Grove, 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 \$780,000

&

\$820,000

### Median sale price

Median price \$1,130,000

Property Type Unit

Suburb Canterbury

Period - From 25/03/2019

to

24/03/2020

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	3/35 Durham Rd SURREY HILLS 3127	\$810,000	29/10/2019
2	4/6 Allambee Av CAMBERWELL 3124	\$806,000	21/03/2020
3	2/16 Essex Rd SURREY HILLS 3127	\$802,000	21/03/2020

**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:

25/03/2020 16:42



2 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$820,000

**Median Unit Price**

25/03/2019 - 24/03/2020: \$1,130,000

## Comparable Properties



**3/35 Durham Rd SURREY HILLS 3127 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 29/10/2019

**Property Type:** Unit



**4/6 Allambee Av CAMBERWELL 3124 (REI)**

**Agent Comments**

2 1 1

**Price:** \$806,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Rooms:** 3

**Property Type:** Apartment



**2/16 Essex Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$802,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Unit

**Land Size:** 144 sqm approx