

# 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

112 Prospect Hill Road, 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 \$5,350,000

&

\$5,880,000

### Median sale price

Median price \$3,355,000

Property Type House

Suburb Canterbury

Period - From 01/07/2021

to

30/06/2022

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	52 Hopetoun Av CANTERBURY 3126	\$9,090,000	10/06/2022
2	25 Mont Albert Rd CANTERBURY 3126	\$6,318,888	31/03/2022
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:

19/09/2022 11:24



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**Property Type:** House

**Agent Comments**

## Comparable Properties



**52 Hopetoun Av CANTERBURY 3126 (REI/VG)** **Agent Comments**

 6  7  8

**Price:** \$9,090,000

**Method:** Private Sale

**Date:** 10/06/2022

**Property Type:** House

**Land Size:** 797 sqm approx



**25 Mont Albert Rd CANTERBURY 3126 (REI/VG)**

**Agent Comments**

 4  4  4

**Price:** \$6,318,888

**Method:** Private Sale

**Date:** 31/03/2022

**Property Type:** House (Res)

**Land Size:** 855 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.