

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

34 Avenue Athol, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,742,500

Property Type House

Suburb Canterbury

Period - From 01/10/2019

to

30/09/2020

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	33 Mangarra Rd CANTERBURY 3126	\$4,120,000	13/06/2020
2	34 The Ridge CANTERBURY 3126	\$3,939,000	06/05/2020
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:

19/10/2020 21:46



 4  3  2

Property Type: House (Res)

Land Size: 917 sqm approx

Agent Comments

Comparable Properties



33 Mangarra Rd CANTERBURY 3126 (REI/VG) Agent Comments

 5  3  2

Price: \$4,120,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)

Land Size: 808 sqm approx



34 The Ridge CANTERBURY 3126 (REI/VG) Agent Comments

 4  3  3

Price: \$3,939,000

Method: Private Sale

Date: 06/05/2020

Property Type: House

Land Size: 823 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.