

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

41 Canterbury Street, Hughesdale, VIC 3166

Indicative selling price

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

Single price

or range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$ 1,600,000

Property type

House

Suburb

HUGHESDALE

Period - From

06/09/2021

to

06/09/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	14 Kennedy Street Bentleigh East Vic 3165	\$2,100,000	2022-08-10
2	47 Calembeena Avenue Hughesdale Vic 3166	\$2,053,000	2022-05-16
3	4 Winston Way Murrumbeena Vic 3163	\$1,988,000	2022-05-07

This Statement of Information was prepared on:

06/09/2022

