

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

202/85-101 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$864,500

Property Type Unit

Suburb Canterbury

Period - From 01/07/2019

to 30/09/2019

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	406/102-118 Camberwell Rd HAWTHORN EAST 3123	\$793,000	14/05/2019
2	32/40 Harold St HAWTHORN EAST 3123	\$757,000	25/05/2019
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:

07/11/2019 12:05



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
September quarter 2019: \$864,500

Comparable Properties



**406/102-118 Camberwell Rd HAWTHORN
EAST 3123 (REI/VG)**

Agent Comments

3 2 2

Price: \$793,000
Method: Private Sale
Date: 14/05/2019
Rooms: 5
Property Type: Apartment



**32/40 Harold St HAWTHORN EAST 3123
(REI/VG)**

Agent Comments

2 2 1

Price: \$757,000
Method: Auction Sale
Date: 25/05/2019
Property Type: Apartment

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.