



 2
  1
  3

Rooms:

Property Type: Villa Unit

Agent Comments

Villa unit in the heart of Canterbury

Indicative Selling Price

\$950,000

Median Unit Price

Year ending March 2017: \$1,388,000

This villa unit is an older style with 4 only on the site. Very well renovated and presented inside. Front villa of four. Single lock-up garage with positioning for two other vehicles. Courtyard at the rear of the property. Air-conditioning and hydronic heating.

Comparable Properties



2/69 Wattle Valley Rd CANTERBURY 3126 (REI)

 2
  1
  1

Price: \$1,100,000

Method: Private Sale

Date: 30/05/2017

Rooms: -

Property Type: Unit

Agent Comments

Similar two bedroom villa to that of 1/74 Wattle Valley Road



4/69 Wattle Valley Rd CANTERBURY 3126 (REI)

 2
  1
  1

Price: \$913,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: Unit

Agent Comments



2/67 Wattle Valley Rd CANTERBURY 3126 (REI)

 2
  1
  1

Price:

Method: Private Sale

Date: 30/05/2017

Rooms: 3

Property Type: Apartment

Agent Comments

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

Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,388,000

Unit X

Suburb Canterbury

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/69 Wattle Valley Rd CANTERBURY 3126	\$1,100,000	30/05/2017
4/69 Wattle Valley Rd CANTERBURY 3126	\$913,000	08/04/2017
2/67 Wattle Valley Rd CANTERBURY 3126		30/05/2017