

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

11 KENDALL STREET CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,800,000

&

\$2,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,188,500

Property type

House

Suburb

Canterbury

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 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

39 BRYSON STREET CANTERBURY VIC 3126	\$2,885,000	03-Jun-23
35 MOORHOUSE STREET CAMBERWELL VIC 3124	\$3,060,000	20-May-23
21 KINGSTON ROAD SURREY HILLS VIC 3127	\$3,100,000	04-Aug-23

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 6 months.

This Statement of Information was prepared on: 22 August 2023



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**39 BRYSON STREET CANTERBURY
VIC 3126**

Sold Price

^{RS}

\$2,885,000

Sold Date

03-Jun-23



4



2



2

Distance

0.52km



**35 MOORHOUSE STREET
CAMBERWELL VIC 3124**

Sold Price

\$3,060,000

Sold Date

20-May-23



4



2



2

Distance

0.91km



**21 KINGSTON ROAD SURREY HILLS
VIC 3127**

Sold Price

^{RS}

\$3,100,000

^{UN}

Sold Date

04-Aug-23



4



2



2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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