

# 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

2/69 Canterbury Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$890,000 Property Type Unit Suburb Canterbury

Period - From 01/10/2021 to 31/12/2021 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	5/28 Harold St HAWTHORN EAST 3123	\$710,000	05/02/2022
2	10/28 Auburn Gr HAWTHORN EAST 3123	\$712,500	27/10/2021
3	2/576 Riversdale Rd CAMBERWELL 3124	\$780,000	16/12/2021

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:

06/04/2022 09:36



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
December quarter 2021: \$890,000

## Comparable Properties



**5/28 Harold St HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 1 2

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 05/02/2022  
**Property Type:** Unit



**10/28 Auburn Gr HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 1 1

**Price:** \$712,500  
**Method:** Sold Before Auction  
**Date:** 27/10/2021  
**Property Type:** Apartment



**2/576 Riversdale Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

2 1 1

**Price:** \$780,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2021  
**Property Type:** Unit

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017