

# 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

2/41 Rochester Road, Canterbury Vic 3126

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$1,010,000

Property Type

Unit

Suburb

Canterbury

Period - From

01/01/2023

to

31/03/2023

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	1c Wilson St SURREY HILLS 3127	\$1,830,000	26/04/2023
2	2d Hopetoun Av CANTERBURY 3126	\$1,816,000	03/03/2023
3	66a Durham Rd SURREY HILLS 3127	\$1,800,000	22/03/2023

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:

06/06/2023 13:39



3   
 2   
 2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median Unit Price**

March quarter 2023: \$1,010,000

## Comparable Properties



**1c Wilson St SURREY HILLS 3127 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 26/04/2023

**Property Type:** House (Res)



**2d Hopetoun Av CANTERBURY 3126 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,816,000

**Method:** Sold Before Auction

**Date:** 03/03/2023

**Property Type:** House (Res)

**Land Size:** 175 sqm approx



**66a Durham Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 22/03/2023

**Property Type:** House (Res)

**Land Size:** 486 sqm approx

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799