

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

46 Hopetoun Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,600,000

&

\$5,046,000

Median sale price

Median price \$3,258,500

Property Type House

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	3 Wentworth Av CANTERBURY 3126	\$5,200,000	20/05/2023
2	5 View St CANTERBURY 3126	\$5,110,000	25/03/2023
3	21 Bryson St CANTERBURY 3126	\$4,610,000	17/03/2023

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:

25/05/2023 18:39



 4  3  2

Property Type: House (Res)

Land Size: 815 sqm approx

Agent Comments

Comparable Properties



3 Wentworth Av CANTERBURY 3126 (REI)

Agent Comments

 5  2  2

Price: \$5,200,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 1074 sqm approx



5 View St CANTERBURY 3126 (REI)

Agent Comments

 5  2  2

Price: \$5,110,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 852 sqm approx



21 Bryson St CANTERBURY 3126 (REI)

Agent Comments

 4  3  2

Price: \$4,610,000

Method: Sold Before Auction

Date: 17/03/2023

Property Type: House (Res)

Land Size: 836 sqm approx