

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

18 Erica Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$3,200,000 Property Type House Suburb Canterbury

Period - From 01/07/2023 to 30/09/2023 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	6 Marden St CANTERBURY 3126	\$3,180,000	09/09/2023
2	35 Deepdene Rd DEEPDENE 3103	\$3,150,000	29/09/2023
3	4 Catherine St CANTERBURY 3126	\$2,985,000	09/09/2023

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:

30/10/2023 17:19



5 4 2

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
September quarter 2023: \$3,200,000

Comparable Properties



6 Marden St CANTERBURY 3126 (REI)

Agent Comments

4 2 4

Price: \$3,180,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 635 sqm approx



35 Deepdene Rd DEEPDENE 3103 (REI)

Agent Comments

4 2 2

Price: \$3,150,000
Method: Private Sale
Date: 29/09/2023
Property Type: House



4 Catherine St CANTERBURY 3126 (REI)

Agent Comments

3 2 1

Price: \$2,985,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 659 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088