

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

23 Boronia 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 \$3,115,000

Property Type House

Suburb Canterbury

Period - From 01/07/2024

to 30/09/2024

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	32 Gordon St DEEPDENE 3103	\$3,039,000	14/10/2024
2	1 Golding St CANTERBURY 3126	\$2,924,800	02/08/2024
3	61 Warburton Rd CANTERBURY 3126	\$3,115,000	08/07/2024

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:

29/10/2024 14:28



4 3 3

Property Type: House
Land Size: 650 sqm approx

Agent Comments
Pool, basketball area, 3 family bathrooms, single level floorplan

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
September quarter 2024: \$3,115,000

Comparable Properties



32 Gordon St DEEPDENE 3103 (REI)

Agent Comments

4 2 2

Price: \$3,039,000
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 700 sqm approx



1 Golding St CANTERBURY 3126 (VG)

Agent Comments

4 - -

Price: \$2,924,800
Method: Sale
Date: 02/08/2024
Property Type: House (Res)
Land Size: 554 sqm approx



61 Warburton Rd CANTERBURY 3126 (REI/VG) **Agent Comments**

4 4 1

Price: \$3,115,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 454 sqm approx

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