Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

23 Boronia Street, Canterbury Vic 3126
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Indicative selling price

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

Range between \$2,900,000	&	\$3,190,000
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Median sale price

Median price	\$3,115,000	Pro	perty 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

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



Date of sale

RT Edgar

Indicative Selling Price \$2,900,000 - \$3,190,000









Property Type: House Land Size: 650 sqm approx

Median House Price September quarter 2024: \$3,115,000

Agent Comments

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

Comparable Properties



32 Gordon St DEEPDENE 3103 (REI)

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Agent Comments

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)

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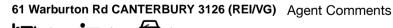


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Price: \$2,924,800 Method: Sale Date: 02/08/2024

Property Type: House (Res) Land Size: 554 sqm approx

Agent Comments





Price: \$3,115,000 **Method:** Private Sale **Date:** 08/07/2024

Property Type: House (Res)
Land Size: 454 sqm approx

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



