

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

26 Rubens Grove, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,600,000 & \$5,060,000

Median sale price

Median price

\$2,915,000

Property Type

House

Suburb

Canterbury

Period - From

01/01/2021

to

31/03/2021

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	5 Thomas St KEW 3101	\$5,010,000	15/05/2021
2	3 Thomas St KEW 3101	\$4,700,000	03/12/2020
3	14 Torrington Pl CANTERBURY 3126	\$4,650,000	01/05/2021

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:

20/05/2021 21:36



5 3 2

Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Comparable Properties



5 Thomas St KEW 3101 (REI)

Agent Comments

5 4 3

Price: \$5,010,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House

Land Size: 753 sqm approx



3 Thomas St KEW 3101 (REI/VG)

Agent Comments

5 4 3

Price: \$4,700,000

Method: Expression of Interest

Date: 03/12/2020

Property Type: House (Res)

Land Size: 740 sqm approx



14 Torrington Pl CANTERBURY 3126 (REI)

Agent Comments

5 3 2

Price: \$4,650,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)