#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

#### Property offered for sale

Address	15 Pin Oak Court, Canterbury Vic 3126
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,425,000

#### Median sale price

Median price	\$3,361,000	Pro	perty Type	louse		Suburb	Canterbury
Period - From	01/10/2022	to	31/12/2022		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

1	1 Cambridge St HAWTHORN EAST 3123	\$1,550,000	22/12/2022
2	7 Monteath Av HAWTHORN EAST 3123	\$1,525,000	19/12/2022
3	48 Harold St HAWTHORN EAST 3123	\$1,425,000	22/10/2022

#### 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:	01/04/2023 12:35



Date of sale

## RT Edgar

Vince Naz 0402 828 198 0402 828 198 vnaz@rtedgar.com.au

Indicative Selling Price \$1,425,000 Median House Price

December quarter 2022: \$3,361,000





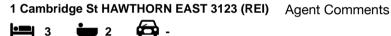


(Single)

**Agent Comments** 



### Comparable Properties



Price: \$1,550,000 Method: Private Sale Date: 22/12/2022 Property Type: House Land Size: 202 sqm approx



7 Monteath Av HAWTHORN EAST 3123 (REI)

3 **📛** 1 🛱

Price: \$1,525,000 Method: Private Sale Date: 19/12/2022 Property Type: House Land Size: 329 sqm approx



Agent Comments



48 Harold St HAWTHORN EAST 3123 (REI/VG) Agent Comments

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**Price:** \$1,425,000 **Method:** Auction Sale **Date:** 22/10/2022

Property Type: House (Res) Land Size: 393 sqm approx

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



