

# 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

15 Pin Oak Court, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,425,000

### Median sale price

Median price

\$3,361,000

Property Type

House

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    | Price       | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 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



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**1 Cambridge St HAWTHORN EAST 3123 (REI)** Agent Comments

3 2 -

**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)** Agent Comments

3 1 3

**Price:** \$1,525,000

**Method:** Private Sale

**Date:** 19/12/2022

**Property Type:** House

**Land Size:** 329 sqm approx



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

2 1 1

**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 22/10/2022

**Property Type:** House (Res)

**Land Size:** 393 sqm approx