

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

1/65 Wattle Valley Road, Canterbury Vic 3126
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Indicative selling price

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

Range between

\$820,000

 &

\$880,000

Median sale price

Median price

\$1,177,500

 Property Type

Unit

 Suburb

Canterbury

Period - From

01/04/2024

 to

30/06/2024

 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	2/64 Bryson St CANTERBURY 3126	\$875,000	13/07/2024
2	2/34 Graham St SURREY HILLS 3127	\$875,000	22/04/2024
3	3/18 Essex Rd SURREY HILLS 3127	\$827,000	19/02/2024

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:

15/08/2024 12:39



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$820,000 - \$880,000

Median Unit Price

June quarter 2024: \$1,177,500

Comparable Properties



2/64 Bryson St CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$875,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Unit



2/34 Graham St SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$875,000

Method: Sold Before Auction

Date: 22/04/2024

Property Type: Unit



3/18 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$827,000

Method: Private Sale

Date: 19/02/2024

Property Type: Unit

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