

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 4/68 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$852,250 House Unit X Suburb Canterbury

Period - From 01/10/2017 to 30/09/2018 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	1/90 Middlesex Rd SURREY HILLS 3127	\$757,000	23/06/2018
2	10/176-178 Union Rd SURREY HILLS 3127	\$750,000	19/05/2018
3	1/5 Florence Rd SURREY HILLS 3127	\$725,000	25/08/2018

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.



2 1 2

Rooms:
Property Type: Unit
Land Size: 97 sqm approx
Agent Comments

Indicative Selling Price
\$745,000

Median Unit Price
Year ending September 2018: \$852,250

Comparable Properties



1/90 Middlesex Rd SURREY HILLS 3127 (REI) **Agent Comments**

2 1 1

Price: \$757,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 4
Property Type: Unit



10/176-178 Union Rd SURREY HILLS 3127 (REI) **Agent Comments**

2 1 1

Price: \$750,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Apartment



1/5 Florence Rd SURREY HILLS 3127 (REI) **Agent Comments**

2 1 2

Price: \$725,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 4
Property Type: Unit