

# 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

89 Mont Albert Road, Canterbury Vic 3126

### Indicative selling price

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

Range between \$3,700,000

&

\$4,070,000

### Median sale price

Median price \$3,258,500

Property Type House

Suburb Canterbury

Period - From 01/01/2023

to 31/03/2023

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	104 Mont Albert Rd CANTERBURY 3126	\$4,300,000	03/12/2022
2	15 Wentworth Av CANTERBURY 3126	\$4,199,000	01/03/2023
3	192 Mont Albert Rd CANTERBURY 3126	\$3,750,000	24/03/2023

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:

24/04/2023 10:34



 5  3  3

**Property Type:** House (Res)

**Land Size:** 742 sqm approx

Agent Comments

## Comparable Properties



**104 Mont Albert Rd CANTERBURY 3126 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$4,300,000

**Method:** Auction Sale

**Date:** 03/12/2022

**Property Type:** House (Res)

**Land Size:** 910 sqm approx

**15 Wentworth Av CANTERBURY 3126 (REI)**

Agent Comments

 -  -  -

**Price:** \$4,199,000

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** House (Res)



**192 Mont Albert Rd CANTERBURY 3126 (REI)**

Agent Comments

 5  5  4

**Price:** \$3,750,000

**Method:** Sold Before Auction

**Date:** 24/03/2023

**Property Type:** House

**Land Size:** 1051 sqm approx