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	89 Mont Albert Road, Canterbury Vic 3126
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,7	00,000	&	\$4,070,000
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Median sale price

Median price	\$3,258,500	Pro	perty 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

Add	dress 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 comparableproperties 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



RT Edgar

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Median House Price

Indicative Selling Price \$3,700,000 - \$4,070,000

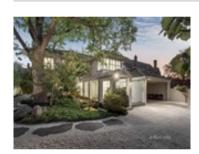
March quarter 2023: \$3,258,500



Property Type: House (Res) Land Size: 742 sqm approx

Agent Comments

Comparable Properties



104 Mont Albert Rd CANTERBURY 3126

(REI/VG)

Price: \$4,300,000 Method: Auction Sale Date: 03/12/2022

Property Type: House (Res) Land Size: 910 sqm approx

Agent Comments

15 Wentworth Av CANTERBURY 3126 (REI)



Price: \$4,199,000 Method: Private Sale Date: 01/03/2023

Property Type: House (Res)

Agent Comments

Agent Comments



192 Mont Albert Rd CANTERBURY 3126 (REI)

Price: \$3,750,000

Method: Sold Before Auction

Date: 24/03/2023 Property Type: House Land Size: 1051 sqm approx

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



