

## 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

1/3 Elphin Grove Canterbury VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

Unit

Suburb

Canterbury

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 6 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

2/14 Brinsley Road Camberwell VIC 3124	\$860,000	07-Mar-20
5/9 Hollsmoor Road Camberwell VIC 3124	\$855,000	22-Feb-20
6/27-29 Thomas Street Camberwell VIC 3124	\$875,000	15-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 17 March 2020



2/14 Brinsley Road Camberwell VIC 3124 Sold Price

\$860,000 Sold Date 07-Mar-20

 2  1  2

Distance 0.76km



5/9 Hollsmoor Road Camberwell VIC 3124 Sold Price

\$855,000 Sold Date 22-Feb-20

 2  1  1

Distance 1.67km



6/27-29 Thomas Street Camberwell VIC 3124 Sold Price

\$875,000 Sold Date 15-Feb-20

 2  1  1

Distance 1.98km

RS = Recent sale

UN = Undisclosed Sale

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