

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

12 Compton Street, Canterbury Vic 3126

Indicative selling price

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

Single price

\$2,500,000

Median sale price

Median price

\$3,195,000

Property Type

House

Suburb

Canterbury

Period - From

01/10/2023

to

31/12/2023

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	18 Erica St CANTERBURY 3126	\$2,910,000	08/11/2023
2	2 Alta St CANTERBURY 3126	\$2,460,000	02/09/2023
3	46 Balwyn Rd CANTERBURY 3126	\$2,340,000	11/10/2023

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:

29/02/2024 15:12

12 Compton Street, Canterbury Vic 3126

Tim Heavyside
94703390
0403020404
tim@heavyside.co



7 2 2

Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000

Median House Price
December quarter 2023: \$3,195,000

Comparable Properties



18 Erica St CANTERBURY 3126 (REI/VG)

Agent Comments

5 4 2

Price: \$2,910,000
Method: Expression of Interest
Date: 08/11/2023
Property Type: House (Res)
Land Size: 652 sqm approx



2 Alta St CANTERBURY 3126 (REI/VG)

Agent Comments

4 1 1

Price: \$2,460,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 781 sqm approx



46 Balwyn Rd CANTERBURY 3126 (REI/VG)

Agent Comments

4 2 5

Price: \$2,340,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 692 sqm approx

Account - Heavyside



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