

# 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

3 Gascoyne Street, Canterbury Vic 3126

### Indicative selling price

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

Range between \$4,300,000

&

\$4,700,000

### Median sale price

Median price \$2,788,500

Property Type House

Suburb Canterbury

Period - From 01/04/2023

to

30/06/2023

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	19 Beaconsfield Rd HAWTHORN EAST 3123	\$4,650,000	11/08/2023
2	4 Kintore St CAMBERWELL 3124	\$4,600,000	06/04/2023
3	9 Rubens Gr CANTERBURY 3126	\$4,580,000	13/09/2023

**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:

26/09/2023 12:42



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 948 sqm approx

**Agent Comments**

Home Office/ Bedroom 5, Salt Chlorinated Pool

**Indicative Selling Price**

\$4,300,000 - \$4,700,000

**Median House Price**

June quarter 2023: \$2,788,500

## Comparable Properties



**19 Beaconsfield Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

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**Price:** \$4,650,000

**Method:** Sold Before Auction

**Date:** 11/08/2023

**Property Type:** House (Res)

**Land Size:** 737 sqm approx



**4 Kintore St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

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**Price:** \$4,600,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** House

**Land Size:** 747 sqm approx



**9 Rubens Gr CANTERBURY 3126 (REI)**

**Agent Comments**

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**Price:** \$4,580,000

**Method:** Sold Before Auction

**Date:** 13/09/2023

**Property Type:** House (Res)

**Land Size:** 872 sqm approx

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