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 | con | sumer.vic.go | ov.au | /underquot | ing | | |
|-----------------|-------------------|-----|--------------|-------|-------------|------|--------|------------|
| Range betwee | \$4,300,000 | | & | | \$4,700,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,788,500 | Pro | operty Type | Hou | se | | Suburb | Canterbury |
| Period - From | 01/04/2023 | to | 30/06/2023 | | So | urce | 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.

| Ade | dress 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



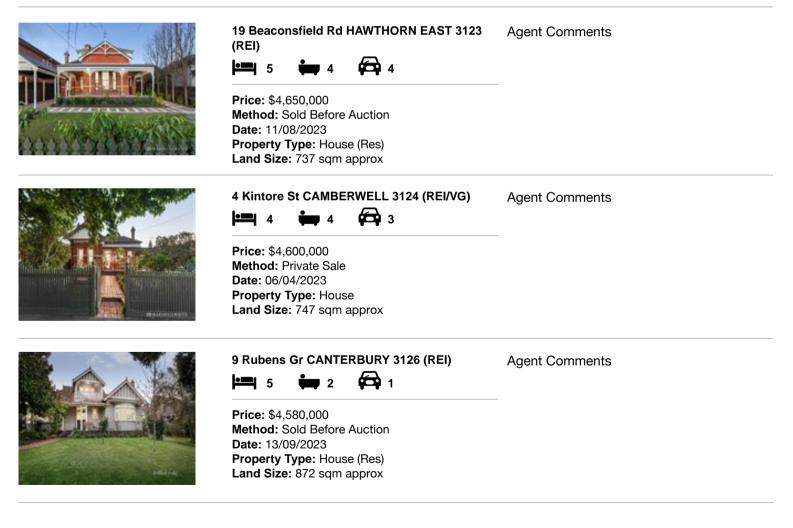
RT Edgar





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



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



Propertydata

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