

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

53 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$2,365,000

House

X

Unit

Suburb Canterbury

Period - From 01/04/2018

to 30/06/2018

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	3 Junction Rd SURREY HILLS 3127	\$1,670,000	05/09/2018
2	64a Gordon St DEEPDENE 3103	\$1,660,000	20/09/2018
3	2 Benson St SURREY HILLS 3127	\$1,600,000	08/09/2018

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.



 4
  2
  3

Rooms: 6
Property Type: House (Res)
Land Size: 495 approx. sqm
 approx

Agent Comments

his solid brick home offers Edwardian era authenticity, engaging family spaces and fabulous flexibility. Inviting interiors include handsome formal lounge, sundrenched open-plan family room, well-appointed kitchen and four bedrooms, the main with ensuite. North-facing entertaining deck and garden.

Indicative Selling Price

\$1,650,000

Median House Price

June quarter 2018: \$2,365,000

Comparable Properties



3 Junction Rd SURREY HILLS 3127 (REI)

 3
  1
  -

Price: \$1,670,000
Method: Private Sale
Date: 05/09/2018
Rooms: 6
Property Type: House

Agent Comments

Bigger block in better location, but smaller home.



64a Gordon St DEEPDENE 3103 (REI)

 3
  3
  2

Price: \$1,660,000
Method: Sold Before Auction
Date: 20/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

Smaller Block in better location.

2 Benson St SURREY HILLS 3127 (REI)

 3
  1
  1

Price: \$1,600,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

bigger block, but smaller home.