

# 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

14 The Ridge, 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 \$4,250,000

&

\$4,675,000

### Median sale price

Median price \$3,200,000

Property Type House

Suburb Canterbury

Period - From 01/07/2023

to

30/09/2023

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	48 Davis St KEW 3101	\$4,760,000	19/08/2023
2	3 Gascoyne St CANTERBURY 3126	\$4,575,000	27/10/2023
3			

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:

21/11/2023 13:15



6   
 2   
 4

**Property Type:** House  
**Land Size:** 1461 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$4,250,000 - \$4,675,000  
**Median House Price**  
 September quarter 2023: \$3,200,000

## Comparable Properties



**48 Davis St KEW 3101 (REI)**

**Agent Comments**

5   
 2   
 2

**Price:** \$4,760,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 1164 sqm approx



**3 Gascoyne St CANTERBURY 3126 (REI)**

**Agent Comments**

4   
 2   
 4

**Price:** \$4,575,000  
**Method:** Expression of Interest  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 948 sqm approx

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.

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