### 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 Stanley Grove, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,580,000		&		\$3,900,000			
Median sale p	rice							
Median price	\$2,725,000	Pro	Property Type Hous		se		Suburb	Canterbury
Period - From	01/07/2019	to	30/06/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	38 The Ridge CANTERBURY 3126	\$3,600,000	19/05/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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:

24/08/2020 10:54



# RT Edgar





**Property Type:** House (Res) **Land Size:** 881 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$3,580,000 - \$3,900,000 Median House Price Year ending June 2020: \$2,725,000

## **Comparable Properties**



38 The Ridge CANTERBURY 3126 (VG)



Price: \$3,600,000 Method: Sale Date: 19/05/2020 Property Type: Land Land Size: 827 sqm approx Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.