

## 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

16 Irilbarra Road, Canterbury Vic 3126

#### Indicative selling price

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

Single price \$3,350,000

#### Median sale price

Median price \$2,533,000

House

X

Unit

Suburb

Canterbury

Period - From 01/07/2018

to

30/09/2018

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		
2		
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.~~



 3  2  2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 750 approx. sqm  
approx

**Agent Comments**

Inviting a magnificent future, this family residence is perfectly positioned within the esteemed Golden Mile. Presenting exciting scope for contemporary renovation/extension or a luxurious new dream home or development (subject to council approval), the grand 750sqm approx flat allotment offers endless advantages.

**Indicative Selling Price**

\$3,350,000

**Median House Price**

September quarter 2018: \$2,533,000

## Comparable Properties

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.