

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

30 Milton Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,700,000

&

\$2,970,000

Median sale price

Median price

\$3,250,000

Property Type

House

Suburb

Canterbury

Period - From

01/10/2020

to

31/12/2020

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 Hocknell St CANTERBURY 3126	\$3,500,000	19/12/2020
2	137 Canterbury Rd CANTERBURY 3126	\$3,250,000	11/11/2020
3	12 Hopetoun Av CANTERBURY 3126	\$3,050,000	18/08/2020

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:

28/01/2021 08:03



 4  2  4

Property Type: House (Res)

Land Size: 924 sqm approx

Agent Comments

Comparable Properties



3 Hocknell St CANTERBURY 3126 (REI)

Agent Comments

 4  3  2

Price: \$3,500,000

Method: Private Sale

Date: 19/12/2020

Property Type: House (Res)



137 Canterbury Rd CANTERBURY 3126 (REI)

Agent Comments

 5  2  2

Price: \$3,250,000

Method: Private Sale

Date: 11/11/2020

Property Type: House

Land Size: 971 sqm approx



12 Hopetoun Av CANTERBURY 3126 (REI/VG)

Agent Comments

 3  2  2

Price: \$3,050,000

Method: Sold Before Auction

Date: 18/08/2020

Rooms: 6

Property Type: House (Res)

Land Size: 640 sqm approx