

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

1/85 Highfield Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,380,000

&

\$1,500,000

Median sale price

Median price \$1,370,000

Property Type Townhouse

Suburb Canterbury

Period - From 03/08/2022

to

02/08/2023

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	2/4 Felix St SURREY HILLS 3127	\$1,625,000	27/05/2023
2	5/8 Pennant La SURREY HILLS 3127	\$1,516,000	25/02/2023
3	1/18 Lesley St CAMBERWELL 3124	\$1,386,000	05/04/2023

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:

03/08/2023 16:10

1/85 Highfield Road, Canterbury Vic 3126

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,500,000
Median Townhouse Price
03/08/2022 - 02/08/2023: \$1,370,000

Comparable Properties



2/4 Felix St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 3 2

Price: \$1,625,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



5/8 Pennant La SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,516,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Townhouse (Res)



1/18 Lesley St CAMBERWELL 3124 (VG)

Agent Comments

3 - -

Price: \$1,386,000
Method: Sale
Date: 05/04/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Heavyside



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