

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

8 Cooba Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$3,280,000

Property Type House

Suburb Canterbury

Period - From 01/01/2021

to 31/12/2021

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	1/3 Wanawong Cr CAMBERWELL 3124	\$1,670,000	26/02/2022
2	505 Camberwell Rd CAMBERWELL 3124	\$1,640,000	23/02/2022
3	574 Camberwell Rd CAMBERWELL 3124	\$1,325,000	06/11/2021

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:

01/03/2022 12:57



2
 1
 2

Property Type: Strata Unit/Flat

Land Size: 441 approx. sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2021: \$3,280,000

8 Cooba Street is quite a unique opportunity and there are no sales that have occurred over the last 6 months that the agent believes directly compare to this property in terms of location, specifications, opportunity, condition, zoning and restrictions. Though it is a semi-detached home on 441sqm approx., there is also a sizeable common area at the front. The property does have a heritage overlay, there is a notable easement to consider and is semi-updated. Semi-detached properties are not common in Canterbury, nor this pocket of Canterbury.

Comparable Properties



1/3 Wanawong Cr CAMBERWELL 3124 (REI)

3
 1
 1

Price: \$1,670,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

This property is on a similar land size and is presented in a renovation condition; however, it is a part of a larger development (more a block of units scenario) and has a Camberwell address.



505 Camberwell Rd CAMBERWELL 3124 (REI)

2
 1
 1

Price: \$1,640,000

Method: Auction Sale

Date: 23/02/2022

Property Type: House (Res)

Agent Comments

This property is attached and in a clean, previously renovated condition. It has a similar land size of 432sqm approx.; however is located on a main road.



574 Camberwell Rd CAMBERWELL 3124 (REI/VG)

2
 1
 1

Price: \$1,325,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 342 sqm approx

Agent Comments

This property is presented in a previously renovated condition, is attached and on an odd shaped allotment. The land size is smaller than 8 Cooba Street and is on a main road.