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	3/20 Margaret Street, Canterbury Vic 3126
Including suburb and	,
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$750,000

Median sale price

Median price	\$865,000	Pro	perty Type Ur	it		Suburb	Canterbury
Period - From	01/10/2022	to	31/12/2022	Sc	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	3/24 Langford St SURREY HILLS 3127	\$800,000	20/08/2022
2	2/70 Essex Rd SURREY HILLS 3127	\$790,000	02/09/2022
3	1/11 Northcote Av BALWYN 3103	\$669,000	23/08/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2023 10:59
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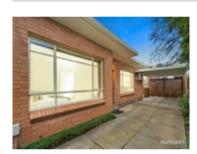




Property Type: Units **Land Size:** 120 sqm approx Agent Comments

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price December quarter 2022: \$865,000

Comparable Properties



3/24 Langford St SURREY HILLS 3127 (REI/VG)

Price: \$800,000 Method: Auction Sale Date: 20/08/2022 Property Type: Unit **Agent Comments**



2/70 Essex Rd SURREY HILLS 3127 (REI/VG)

1 2 **1 4**

Price: \$790,000

Method: Sold Before Auction

Date: 02/09/2022 Property Type: Unit **Agent Comments**



1/11 Northcote Av BALWYN 3103 (REI/VG)

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Price: \$669,000 Method: Private Sale Date: 23/08/2022 Property Type: Unit **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



