

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

3/20 Margaret Street, Canterbury Vic 3126

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 Property Type Unit Suburb Canterbury

Period - From 01/10/2022 to 31/12/2022 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	3/24 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 comparable properties 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)

Agent Comments

 2  1  1

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



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

Agent Comments

 2  1  1

Price: \$790,000
Method: Sold Before Auction
Date: 02/09/2022
Property Type: Unit



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

Agent Comments

 2  1  1

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