

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

13 Gwenda Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,000,000

&

\$3,250,000

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	31 Kingsley St CAMBERWELL 3124	\$3,310,000	06/11/2021
2	10 Parlington St CANTERBURY 3126	\$3,275,000	09/10/2021
3	3 Hardwicke St BALWYN 3103	\$3,001,000	26/02/2022

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:

10/03/2022 17:21

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Indicative Selling Price

\$3,000,000 - \$3,250,000

Median House Price

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



 4  2  1

Property Type: House

Land Size: 770 sqm approx

Agent Comments

Comparable Properties



31 Kingsley St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  1  2

Price: \$3,310,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 789 sqm approx



10 Parlington St CANTERBURY 3126 (REI/VG)

Agent Comments

 3  3  2

Price: \$3,275,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 767 sqm approx



3 Hardwicke St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$3,001,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 732 sqm approx