

## 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

898 Burke Road Canterbury VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,760,000

Property type

House

Suburb

Canterbury

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### 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 6 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

178 Whitehorse Road Balwyn VIC 3103	\$1,575,000	05-Jun-21
3 Monteath Avenue Hawthorn East VIC 3123	\$1,600,000	20-Feb-21
27 Belmore Road Balwyn North VIC 3104	\$1,792,500	08-May-21

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 6 months.~~

This Statement of Information was prepared on: 21 June 2021

# PAVILION

property

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**178 Whitehorse Road Balwyn VIC 3103**

Sold Price

<sup>RS</sup>

**\$1,575,000**

Sold Date

**05-Jun-21**

3

1

2

Distance

**1.4km**



**3 Monteath Avenue Hawthorn East VIC 3123**

Sold Price

**\$1,600,000**

Sold Date

**20-Feb-21**

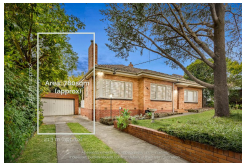
3

1

1

Distance

**1.38km**



**27 Belmore Road Balwyn North VIC 3104**

Sold Price

<sup>RS</sup>

**\$1,792,500**

Sold Date

**08-May-21**

3

2

2

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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