

# 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 9 Avenue Athol, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,970,000

### Median sale price

Median price \$3,115,000 Property Type House Suburb Canterbury

Period - From 01/07/2024 to 30/09/2024 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	22 Hopetoun Av CANTERBURY 3126	\$2,860,000	06/10/2024
2	1 Golding St CANTERBURY 3126	\$2,924,800	02/08/2024
3	61 Warburton Rd CANTERBURY 3126	\$3,115,000	08/07/2024

**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: 23/10/2024 08:22



 3    2    2

**Property Type:** House

**Land Size:** 516 sqm approx

Agent Comments

## Comparable Properties



22 Hopetoun Av CANTERBURY 3126 (REI)

Agent Comments

 5    2    1

**Price:** \$2,860,000

**Method:** Auction Sale

**Date:** 06/10/2024

**Property Type:** House (Res)

**Land Size:** 423 sqm approx



1 Golding St CANTERBURY 3126 (VG)

Agent Comments

 4    -    -

**Price:** \$2,924,800

**Method:** Sale

**Date:** 02/08/2024

**Property Type:** House (Res)

**Land Size:** 554 sqm approx



61 Warburton Rd CANTERBURY 3126 (REI/VG) Agent Comments

 4    4    1

**Price:** \$3,115,000

**Method:** Private Sale

**Date:** 08/07/2024

**Property Type:** House (Res)

**Land Size:** 454 sqm approx