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 Molesworth Street, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,800,000		&		\$1,980,000				
Median sale price									
Median price	\$2,992,500	Pro	Property Type Hous		se		Suburb	Canterbury	
Period - From	01/10/2024	to	31/12/2024		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Como Av SURREY HILLS 3127	\$1,900,000	30/11/2024
2	1/27 Regent St CAMBERWELL 3124	\$1,850,000	17/09/2024
3			

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.

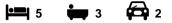
This Statement of Information was prepared on:

27/02/2025 12:17



Wendy Zhou 0420 824 677 wendy@heavyside.co





Property Type: House (Res) **Land Size:** 325 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price December quarter 2024: \$2,992,500

Agent Comments

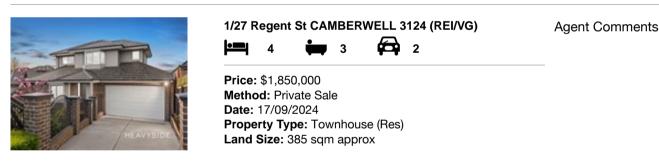
Comparable Properties



1 Como Av SURREY HILLS 3127 (REI/VG)



Price: \$1,900,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 350 sqm approx



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.

Account - Heavyside



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