

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 2/184 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$893,500 House Unit X Suburb Canterbury

Period - From 01/07/2017 to 30/06/2018 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	4/2-4 Georgina Pde CAMBERWELL 3124	\$781,000	12/05/2018
2	1/90 Middlesex Rd SURREY HILLS 3127	\$757,000	23/06/2018
3	3/145 Through Rd CAMBERWELL 3124	\$720,000	24/03/2018

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.



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Rooms:
Property Type: Townhouse
 (Single)
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 Year ending June 2018: \$893,500

In an address offering schools, transport, shops and Maling Road cafes within a short walk, this renovated two bedroom villa provides an ideal entry point, investment or lifestyle opportunity. Excellent single level spaces feature elegant presentation and abundant natural light, generous living/dining with vaulted ceiling, contemporary kitchen/meals, leafy rear garden, garage, additional parking plus allocated visitor parking.

Comparable Properties



4/2-4 Georgina Pde CAMBERWELL 3124 (REI) **Agent Comments**

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Price: \$781,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 4
Property Type: Villa



1/90 Middlesex Rd SURREY HILLS 3127 (REI) **Agent Comments**

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Price: \$757,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 4
Property Type: Unit



3/145 Through Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**

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Price: \$720,000
Method: Private Sale
Date: 24/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 129 sqm approx