

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	2/184 Prospect Hill Road, Canterbury Vic 3126
Including suburb and	
postcode	

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	Hou	se	Unit	Х	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)

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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)

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Price: \$720.000 Method: Private Sale Date: 24/03/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 129 sqm approx

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Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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