

# 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

12 Boronia Street, 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,795,000

Property Type House

Suburb Canterbury

Period - From 01/10/2019

to 31/12/2019

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	44 Hopetoun Av CANTERBURY 3126	\$2,550,000	18/12/2019
2	8 Chatham Rd CANTERBURY 3126	\$2,340,000	14/12/2019
3	20a Maling Rd CANTERBURY 3126	\$2,100,000	16/11/2019

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:

12/03/2020 15:57



 4  1  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

**Agent Comments**

In Canterbury's exclusive Golden Mile, this beautiful 3 bedroom period residence brings with it a number of tempting possibilities! Situated on 557 sqm (approx.), this home can be lived in, renovated, or completely redeveloped into a luxurious family home (STCA).

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2019: \$2,795,000

## Comparable Properties



**44 Hopetoun Av CANTERBURY 3126 (VG)**

 3  -  -

**Agent Comments**

Better location, bigger land

**Price:** \$2,550,000

**Method:** Sale

**Date:** 18/12/2019

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**8 Chatham Rd CANTERBURY 3126 (REI/VG)**

 4  2  2

**Agent Comments**

bigger land.

**Price:** \$2,340,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



**20a Maling Rd CANTERBURY 3126 (REI/VG)**

 3  1  2

**Agent Comments**

Bigger land, less desired location

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 612 sqm approx