

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/68 WATTLE VALLEY ROAD, CANTERBURY, VIC 3126

Indicative selling price

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

Single price

\$1,000,000

or range between

&

Median sale price

Median price

\$1,006,278

Property Type

Unit

Suburb

CANTERBURY, VIC 3126

Period - From

28/09/24

to

30/09/24

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
2/151 PROSPECT HILL ROAD CANTERBURY VIC 3126	\$1,380,000	07/08/24
1/16 SUFFOLK ROAD SURREY HILLS VIC 3127	\$1,257,000	23/03/24
6/34 ROCHESTER ROAD CANTERBURY VIC 3126	\$1,306,000	03/08/24

This Statement of Information was prepared on:

27/09/2024