

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	49 Wentworth Avenue, Canterbury Vic 3126
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Indicative selling price

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

Range between	\$5,500,000	&	\$6,000,000
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Median sale price

Median price	\$3,300,000	House	X	Unit		Suburb	Canterbury
Period - From	01/10/2017	to	31/12/2017	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	13 Hopetoun Av CANTERBURY 3126	\$6,250,000	13/09/2017
2	16 Stanley Gr CANTERBURY 3126	\$5,908,000	18/11/2017
3	5 Stoke Av KEW 3101	\$5,580,000	13/09/2017

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.



 5  5  3

Rooms:

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



13 Hopetoun Av CANTERBURY 3126 (REI/VG) Agent Comments

 6  6  3

Price: \$6,250,000

Method: Private Sale

Date: 13/09/2017

Rooms: 13

Property Type: House (Res)

Land Size: 669 sqm approx



16 Stanley Gr CANTERBURY 3126 (REI) Agent Comments

 4  4  4

Price: \$5,908,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 845 sqm approx



5 Stoke Av KEW 3101 (REI/VG) Agent Comments

 5  5  2

Price: \$5,580,000

Method: Sold Before Auction

Date: 13/09/2017

Rooms: 9

Property Type: House (Res)

Land Size: 927 sqm approx