

Isabella Lu 03 8862 8026 0420 702 310 ilu@kayburton.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale	e
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Including suburl		tworth Avenue, Canterbury Vic 3126					
Indicative sellin	g price						
For the meaning o	f this price see c	onsumer.vic.gov.au	/underquoting	_			
Range between	\$5,500,000	&	\$6,000,000				

Median sale price

Median price	\$3,300,000	Hou	ıse 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.

Add	dress 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.

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Indicative Selling Price \$5,500,000 - \$6,000,000 **Median House Price** December quarter 2017: \$3,300,000

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Rooms:

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments

Comparable Properties



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

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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)

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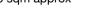


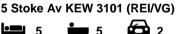


Price: \$5,908,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) Land Size: 845 sqm approx











Price: \$5.580.000

Method: Sold Before Auction

Date: 13/09/2017

Property Type: House (Res) Land Size: 927 sqm approx

Agent Comments

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