



Rooms: 5
Property Type: House
Land Size: 381 sqm
[Agent Comments](#)

Comparable Properties



43 Matlock St CANTERBURY 3126 (REI)

[Agent Comments](#)



Price: \$1,930,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 359 sqm



184 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)



Price: \$1,910,000
Method: Private Sale
Date: 07/01/2017
Rooms: 7
Property Type: House (Res)
Land Size: 413 sqm



21 Avenue Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)



Price: \$1,905,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 400 sqm

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
43 Matlock St CANTERBURY 3126	\$1,930,000	27/05/2017
184 Rathmines Rd HAWTHORN EAST 3123	\$1,910,000	07/01/2017
21 Avenue Rd CAMBERWELL 3124	\$1,905,000	20/05/2017