

David Banks 03 9831 2813 0422 868 410 davidbanks@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price March quarter 2017: \$3,000,000



Rooms: 5

Property Type: House Land Size: 381 sqm **Agent Comments**

Comparable Properties



43 Matlock St CANTERBURY 3126 (REI)





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)







Price: \$1,910,000 Method: Private Sale Date: 07/01/2017

Rooms: 7

Property Type: House (Res) Land Size: 413 sqm

Agent Comments

Agent Comments



21 Avenue Rd CAMBERWELL 3124 (REI)

= 3





Price: \$1,905,000 Method: Auction Sale Date: 20/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 400 sqm

Agent Comments

Account - Jellis Craig | P: 98305966





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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	1/145 Prospect Hill Road, Canterbury Vic 3126
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000

Median sale price

Median price	\$3,000,000	H	ouse X	Su	burb	Canterbury
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,

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

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