

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	2/151 Prospect Hill Road, Canterbury Vic 3126
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,125,000	House		Unit	X	Suburb	Canterbury
Period - From	01/10/2016	to	30/09/2017	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	1/29 Kennealy St SURREY HILLS 3127	\$1,366,000	19/08/2017
2	1/21 Bellett St CAMBERWELL 3124	\$1,200,000	07/10/2017
3	4/10 Dryden St CANTERBURY 3126	\$1,125,000	09/09/2017

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.~~



2 1.5 2

Rooms: 5
Property Type: Villa
Land Size: 295 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 Year ending September 2017: \$1,125,000

This is a rare find. A free standing home on a fully fenced 295 square metre allotment with private driveway onto Dryden Street. Offering a charming and well maintained brick home with two spacious bedrooms, semi-ensuite bathroom, two toilets, sunny front lounge, large quality kitchen with stainless steel appliances and adjacent meals/living room with sliding door to north facing paved terrace. Double garage, lush established gardens. This is a wonderful opportunity to acquire a piece of Canterbury on a quiet residential street in the Mailing Road precinct.

Comparable Properties



1/29 Kennealy St SURREY HILLS 3127 (REI)

3 1 2

Agent Comments

Front one of two with common drive.

Price: \$1,366,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Villa



1/21 Bellett St CAMBERWELL 3124 (REI)

3 1 1

Agent Comments

Front one of two with own driveway

Price: \$1,200,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: Unit



4/10 Dryden St CANTERBURY 3126 (REI)

3 1 1

Agent Comments

Back one of four with common driveway.

Price: \$1,125,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: Unit