

# 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

182 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](http://consumer.vic.gov.au/underquoting)

Range between 

\$3,350,000
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 & 

\$3,680,000
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### Median sale price

Median price 

\$3,205,000
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 Property Type 

House
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 Suburb 

Canterbury
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Period - From 

01/10/2020
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 to 

30/09/2021
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 Source 

REIV
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### 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	234 Highfield Rd CAMBERWELL 3124	\$3,513,000	07/11/2021
2	50 Prospect Hill Rd CAMBERWELL 3124	\$3,510,000	20/10/2021
3	24 Through Rd CAMBERWELL 3124	\$3,375,000	29/09/2021

**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.~~

This Statement of Information was prepared on: 

16/11/2021 13:37
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**Indicative Selling Price**

\$3,350,000 - \$3,680,000

**Median House Price**

Year ending September 2021: \$3,205,000



3 1 3

**Property Type:** House

**Land Size:** 1327 sqm approx

**Agent Comments**

## Comparable Properties



**234 Highfield Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

5 3 2

**Price:** \$3,513,000

**Method:** Auction Sale

**Date:** 07/11/2021

**Property Type:** House (Res)

**Land Size:** 1043 sqm approx



**50 Prospect Hill Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,510,000

**Method:** Private Sale

**Date:** 20/10/2021

**Property Type:** House



**24 Through Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,375,000

**Method:** Sold Before Auction

**Date:** 29/09/2021

**Property Type:** House (Res)

**Land Size:** 1150 sqm approx

**Account - Marshall White** | P: 03 9822 9999 | F: 03 9824 4897