

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 Avenue Athol, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,900,000 Property Type House Suburb Canterbury

Period - From 01/07/2021 to 30/09/2021 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	10 Parlington St CANTERBURY 3126	\$3,275,000	09/10/2021
2	15 Highfield Rd CANTERBURY 3126	\$3,130,000	28/06/2021
3	11 Church St CANTERBURY 3126	\$3,008,000	30/10/2021

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 1155 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,300,000
Median House Price
 September quarter 2021: \$2,900,000

Comparable Properties



10 Parlington St CANTERBURY 3126 (REI) Agent Comments



Price: \$3,275,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 767 sqm approx



15 Highfield Rd CANTERBURY 3126 (REI/VG) Agent Comments



Price: \$3,130,000
Method: Private Sale
Date: 28/06/2021
Property Type: House
Land Size: 734 sqm approx



11 Church St CANTERBURY 3126 (REI) Agent Comments



Price: \$3,008,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 575 sqm approx