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

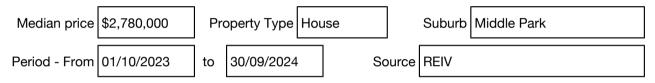
26 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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Single price \$1,625,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	47 Cobden St SOUTH MELBOURNE 3205	\$1,500,000	26/10/2024
2	27 Richardson St ALBERT PARK 3206	\$1,685,000	23/09/2024
3	21 Erskine St ALBERT PARK 3206	\$1,600,000	25/03/2024

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:

26/11/2024 09:31









Property Type: House (Res) Land Size: 113 sqm approx Agent Comments Indicative Selling Price \$1,625,000 Median House Price Year ending September 2024: \$2,780,000

Comparable Properties

47 Cobden St SOUTH MELBOURNE 3205 (REI) 2 1 2 - Price: \$1,500,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res)	Agent Comments
27 Richardson St ALBERT PARK 3206 (REI) 3 2 - Price: \$1,685,000 Method: Private Sale Date: 23/09/2024 Property Type: House	Agent Comments
21 Erskine St ALBERT PARK 3206 (REI/VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

Account - Cayzer | P: 03 9699 5999



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Land Size: 115 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.