

# 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

6 Mcgregor Street, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$2,380,000 Property Type House Suburb Canterbury

Period - From 01/10/2018 to 30/09/2019 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	3 Dryden St CANTERBURY 3126	\$2,700,000	27/08/2019
2	1 Avenue Athol CANTERBURY 3126	\$2,510,000	22/10/2019
3	18 Compton St CANTERBURY 3126	\$2,388,000	26/10/2019

**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:

20/11/2019 09:43



**Rooms:** 9  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**3 Dryden St CANTERBURY 3126 (REI)**

**Agent Comments**



**Price:** \$2,700,000  
**Method:** Sold Before Auction  
**Date:** 27/08/2019  
**Property Type:** House (Res)



**1 Avenue Athol CANTERBURY 3126 (REI)**

**Agent Comments**



**Price:** \$2,510,000  
**Method:** Private Sale  
**Date:** 22/10/2019  
**Property Type:** House  
**Land Size:** 752 sqm approx



**18 Compton St CANTERBURY 3126 (REI)**

**Agent Comments**



**Price:** \$2,388,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Rooms:** 9  
**Property Type:** House (Res)