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

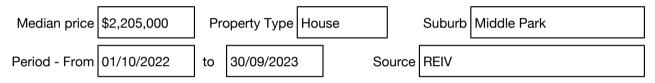
110 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$2,600,000

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.

Address of comparable property		Price	Date of sale
1	79 Moubray St ALBERT PARK 3206	\$2,820,000	12/08/2023
2	184 Danks St ALBERT PARK 3206	\$2,775,000	29/07/2023
3	80 Victoria Av ALBERT PARK 3206	\$2,690,000	17/06/2023

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:

27/10/2023 15:35







Property Type: House Agent Comments

Indicative Selling Price \$2,600,000 Median House Price Year ending September 2023: \$2,205,000

Comparable Properties



79 Moubray St ALBERT PARK 3206 (REI)

184 Danks St ALBERT PARK 3206 (REI/VG)



Price: \$2,820,000 Method: Sold Before Auction Date: 12/08/2023 Property Type: House (Res)

Agent Comments

Agent Comments



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 Price: \$2,775,000
 Method: Auction Sale

 Date: 29/07/2023
 2
 2
 2

Property Type: House (Res)



Land Size: 149 sqm approx

80 Victoria Av ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$2,690,000 Method: Auction Sale Date: 17/06/2023 Property Type: House Land Size: 168 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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