

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

21 Alexandra Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between

\$3,400,000

&

\$3,559,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	42 Stanley Gr CANTERBURY 3126	\$3,650,000	04/12/2019
2	9 Rubens Gr CANTERBURY 3126	\$3,600,000	27/08/2019
3	53 Wentworth Av CANTERBURY 3126	\$3,538,000	13/11/2019

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:

11/02/2020 12:46

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  2  2

Property Type: House (Res)
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,559,000
No median price available

Comparable Properties



42 Stanley Gr CANTERBURY 3126 (REI/VG)

Agent Comments

 4  3  2

Bigger land size

Price: \$3,650,000
Method: Private Sale
Date: 04/12/2019
Property Type: House (Res)
Land Size: 850 sqm approx



9 Rubens Gr CANTERBURY 3126 (REI)

Agent Comments

 4  2  -

Bigger land size

Price: \$3,600,000
Method: Private Sale
Date: 27/08/2019
Property Type: House



53 Wentworth Av CANTERBURY 3126 (REI/VG) Agent Comments

 5  3  2

Price: \$3,538,000
Method: Sold Before Auction
Date: 13/11/2019
Property Type: House (Res)
Land Size: 654 sqm approx