

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 Willow Grove Canterbury VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,424,000

Property type

House

Suburb

Canterbury

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

26 Moorhouse Street Camberwell VIC 3124	\$2,685,000	12-Jun-19
7 Lofty Avenue Camberwell VIC 3124	\$2,138,000	25-May-19
5 Hartwell Hill Road Camberwell VIC 3124	\$2,385,000	21-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 28 October 2019


**26 Moorhouse Street Camberwell
VIC 3124**
 4  2  1

 Sold Price **\$2,685,000^{UN}** Sold Date **12-Jun-19**

 Distance **0.71km**

**7 Lofty Avenue Camberwell VIC
3124**
 4  2  2

 Sold Price **\$2,138,000** Sold Date **25-May-19**

 Distance **1.22km**

**5 Hartwell Hill Road Camberwell
VIC 3124**
 4  2  2

 Sold Price **\$2,385,000^{UN}** Sold Date **21-Sep-19**

 Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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