

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

18 Irilbarra Road 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~~

or range
between

\$3,100,000

&

\$3,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,424,000

Property type

House

Suburb

Canterbury

Period-from

01 Nov 2018

to

31 Oct 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

16 Irilbarra Road Canterbury VIC 3126	\$3,050,000	08-Feb-19
66 Alexandra Avenue Canterbury VIC 3126	\$3,951,000	26-Oct-19
11 Wentworth Avenue Canterbury VIC 3126	\$3,610,000	28-Feb-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: 08 November 2019



16 Irilbarra Road Canterbury VIC 3126

 3  2  2

Sold Price

\$3,050,000

Sold Date 08-Feb-19

Distance 0.02km



66 Alexandra Avenue Canterbury VIC 3126

 5  2  2

Sold Price

^{RS} \$3,951,000

Sold Date 26-Oct-19

Distance 0.22km



11 Wentworth Avenue Canterbury VIC 3126

 4  2  1

Sold Price

\$3,610,000

Sold Date 28-Feb-19

Distance 0.3km

RS = Recent sale UN = Undisclosed Sale

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