

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

2 Canterbury Road, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,150,000 & \$2,300,000

Median sale price

Median price \$2,262,500 Property Type House Suburb Albert Park

Period - From 01/10/2022 to 30/09/2023 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 | 11 Canterbury Rd ALBERT PARK 3206 | \$2,275,000 | 25/08/2023 |
| 2 | | | |
| 3 | | | |

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: 16/11/2023 11:49



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,300,000

Median House Price

Year ending September 2023: \$2,262,500

Comparable Properties



11 Canterbury Rd ALBERT PARK 3206
(REI/VG)

Agent Comments



Price: \$2,275,000

Method: Sold Before Auction

Date: 25/08/2023

Property Type: House (Res)

Land Size: 192 sqm approx

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.