

# 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 54 Canterbury Place, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$2,880,000 Property Type House Suburb Middle Park

Period - From 01/10/2023 to 31/12/2023 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	40 Pickles St ALBERT PARK 3206	\$1,857,000	25/11/2023
2	42 Cobden St SOUTH MELBOURNE 3205	\$1,720,000	17/02/2024
3	15 Davies St PORT MELBOURNE 3207	\$1,605,000	11/11/2023

**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: 22/02/2024 12:02



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  1

**Property Type:** Townhouse (Res)

**Land Size:** 114 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2023: \$2,880,000

## Comparable Properties



**40 Pickles St ALBERT PARK 3206 (REI)**

Agent Comments

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**Price:** \$1,857,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House



**42 Cobden St SOUTH MELBOURNE 3205 (REI)** Agent Comments

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  2

**Price:** \$1,720,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)



**15 Davies St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

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**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 146 sqm approx

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