## 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

23 Canterbury Road, Middle Park Vic 3206

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$2,780,000	Pro	Property Type Hous		se		Suburb	Middle Park
Period - From	01/10/2023	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	62 Hambleton St MIDDLE PARK 3206	\$1,820,000	07/09/2024
2			
3			

#### OR

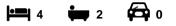
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/11/2024 10:40







**Property Type:** House Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending September 2024: \$2,780,000

Agent Comments

# **Comparable Properties**



62 Hambleton St MIDDLE PARK 3206 (REI/VG)

Price: \$1,820,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 132 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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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