

#### 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	78 Wattle Valley Road, Canterbury Vic 3126
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,500,000	&	\$2,750,000

#### Median sale price

Median price	\$2,365,000	Hou	ıse X	Unit		Suburb	Canterbury
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Flinders Av CANTERBURY 3126	\$2,400,000	02/06/2018
2	31 Range St CAMBERWELL 3124	\$2,700,000	13/03/2018
3	1282 Toorak Rd CAMBERWELL 3124	\$2,740,000	21/03/2018

#### OR

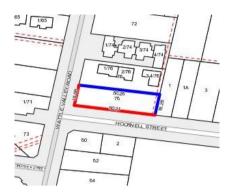
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: House (Previously

Occupied - Detached) Land Size: 831 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,500,000 - \$2,750,000 **Median House Price** June quarter 2018: \$2,365,000

## Comparable Properties



1 Flinders Av CANTERBURY 3126 (REI)







Price: \$2,400,000 Method: Auction Sale Date: 02/06/2018 Rooms: 5

Property Type: House (Res) Land Size: 699 sqm approx



31 Range St CAMBERWELL 3124 (REI/VG)

**=**3







Price: \$2,700,000

Method: Sold Before Auction

Date: 13/03/2018 Rooms: 6

Property Type: House (Res) Land Size: 839 sqm approx





1282 Toorak Rd CAMBERWELL 3124 (REI/VG) Agent Comments





Price: \$2,740,000 Method: Private Sale Date: 21/03/2018

Rooms: -

Property Type: Development Site (Res)

Land Size: 794 sqm approx

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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