

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 78 Wattle Valley Road, Canterbury Vic 3126

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 House X Unit Suburb Canterbury

Period - From 01/04/2018 to 30/06/2018 Source REIV

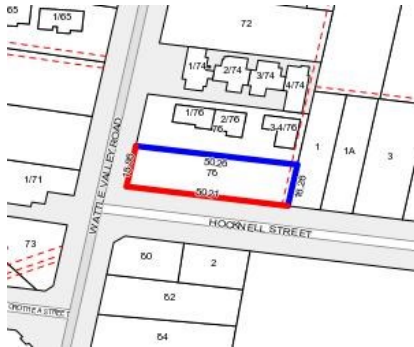
Comparable property sales (*Delete A or B below as applicable)

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.

	Address 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.



Rooms:

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)

Agent Comments



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)

Agent Comments



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