Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24 Scott Street, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,000,000		&		\$4,300,000			
Median sale p	rice							
Median price	\$3,355,000	Pro	operty Type	Hou	ise		Suburb	Canterbury
Period - From	01/07/2021	to	30/06/2022		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.

Add	dress of comparable property	Price	Date of sale
1	31 Rubens Gr CANTERBURY 3126	\$4,250,000	28/05/2022
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:

15/08/2022 08:48









Property Type: House (Res) Agent Comments Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$4,000,000 - \$4,300,000 Median House Price Year ending June 2022: \$3,355,000

Comparable Properties



31 Rubens Gr CANTERBURY 3126 (REI) 5 2 2 2

Price: \$4,250,000 Method: Auction Sale Date: 28/05/2022 Property Type: House Land Size: 780 sqm approx Agent Comments

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 9810 5000 | F: 03 9819 2511

propertydata



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