

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 G03/85-101 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$430,000 & \$473,000

Median sale price

Median price \$1,120,000 Property Type Unit Suburb Canterbury

Period - From 01/07/2023 to 30/06/2024 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	12/828 Burke Rd CAMBERWELL 3124	\$429,000	24/06/2024
2	212/828 Burke Rd CAMBERWELL 3124	\$420,000	20/05/2024
3	G01/188 Whitehorse Rd BALWYN 3103	\$380,000	26/06/2024

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: 22/07/2024 15:26



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median Unit Price
Year ending June 2024: \$1,120,000

Comparable Properties



12/828 Burke Rd CAMBERWELL 3124 (REI)



Price: \$429,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment

Agent Comments

ground floor unit with car, similar accommodation, on a major rd



212/828 Burke Rd CAMBERWELL 3124 (REI)



Price: \$420,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment

Agent Comments

low density building, no courtyard, with car. Similar accommodation on a major road



G01/188 Whitehorse Rd BALWYN 3103 (REI)



Price: \$380,000
Method: Private Sale
Date: 26/06/2024
Property Type: Apartment
Land Size: 66 sqm approx

Agent Comments

high density building, not as well finished, on a major road