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	5 Rubens Grove Canterbury VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,850,000	&	$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,760,000	Property type	House	Suburb	Canterbury
Period-from	01 Jan 2020	to	31 Dec 2020	Source	Corelogic

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 6 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
53 Alexandra Avenue Canterbury VIC 3126	$3,170,000	01-Aug-20
3 Mont Albert Road Canterbury VIC 3126	$3,205,000	05-Dec-20

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 6 months.

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53 Alexandra Avenue Canterbury VIC 3126

4 2 2

Sold Price **$3,170,000** Sold Date **01-Aug-20**

Distance **0.63km**



3 Mont Albert Road Canterbury VIC 3126

4 3 2

Sold Price RS **$3,205,000** UN Sold Date **05-Dec-20**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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