## 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

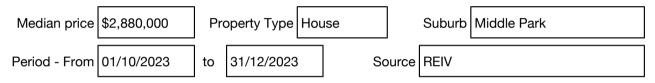
110 Canterbury Road, Middle Park Vic 3206

## Indicative selling price

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Single price \$2,600,000

#### Median sale price



## 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.

Ade	dress of comparable property	Price	Date of sale
1	79 Moubray St ALBERT PARK 3206	\$2,820,000	12/08/2023
2			
3			

#### OR

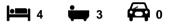
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/01/2024 15:02







**Property Type:** House Agent Comments

Indicative Selling Price \$2,600,000 Median House Price December quarter 2023: \$2,880,000

# **Comparable Properties**



79 Moubray St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$2,820,000 Method: Sold Before Auction Date: 12/08/2023 Property Type: House (Res) Land Size: 134 sqm approx

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 - Marshall White | P: 03 9822 9999





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