

# 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

1 Torrington Street East, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000 & \$1,740,000

### Median sale price

Median price \$3,187,500 Property Type House Suburb Canterbury

Period - From 01/01/2023 to 31/12/2023 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	3 Lingwell Rd HAWTHORN EAST 3123	\$1,790,000	25/11/2023
2	17 Stoke Av KEW 3101	\$1,790,000	28/10/2023
3	860 Burke Rd CANTERBURY 3126	\$1,550,000	30/09/2023

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: 19/01/2024 17:06



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,590,000 - \$1,740,000  
**Median House Price**  
Year ending December 2023: \$3,187,500

## Comparable Properties



**3 Lingwell Rd HAWTHORN EAST 3123 (REI)** Agent Comments



**Price:** \$1,790,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)



**17 Stoke Av KEW 3101 (REI)** Agent Comments



**Price:** \$1,790,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House  
**Land Size:** 539 sqm approx



**860 Burke Rd CANTERBURY 3126 (REI/VG)** Agent Comments



**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 30/09/2023  
**Property Type:** House  
**Land Size:** 423 sqm approx