

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

105/85-101 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$938,000

Property Type

Unit

Suburb

Canterbury

Period - From

13/01/2024

to

12/01/2025

Source

Property Data

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	2/1 Bellett St CAMBERWELL 3124	\$660,000	07/11/2024
2	203/619 Canterbury Rd SURREY HILLS 3127	\$605,000	10/10/2024
3	17/828 Burke Rd CAMBERWELL 3124	\$626,500	21/09/2024

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:

13/01/2025 12:00



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

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
13/01/2024 - 12/01/2025: \$938,000

Comparable Properties



2/1 Bellett St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$660,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: Unit



203/619 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 10/10/2024
Property Type: Unit



17/828 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$626,500
Method: Sold Before Auction
Date: 21/09/2024
Property Type: Apartment

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171



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