

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

87 Mont Albert Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,800,000

&

\$5,280,000

Median sale price

Median price \$3,180,000

Property Type House

Suburb Canterbury

Period - From 01/04/2023

to

31/03/2024

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	88 Mont Albert Rd CANTERBURY 3126	\$5,900,000	11/05/2024
2	12 Knutsford St BALWYN 3103	\$5,450,000	08/12/2023
3	18 Rubens Gr CANTERBURY 3126	\$4,605,000	29/05/2024

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:

07/06/2024 12:55

87 Mont Albert Road, Canterbury Vic 3126



 3  2  0

Rooms: 4

Property Type: House

Land Size: 818 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,280,000

Median House Price

Year ending March 2024: \$3,180,000

Comparable Properties



88 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

 4  3  5

Price: \$5,900,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 909 sqm approx



12 Knutsford St BALWYN 3103 (REI/VG)

Agent Comments

 4  3  2

Price: \$5,450,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 1392 sqm approx



18 Rubens Gr CANTERBURY 3126 (REI)

Agent Comments

 5  3  3

Price: \$4,605,000

Method: Sold Before Auction

Date: 29/05/2024

Property Type: House (Res)

Land Size: 858 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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