

# 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 G11/2 Gascoyne Street, 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 \$795,000 & \$870,000

### Median sale price

Median price \$1,285,000 Property Type Unit Suburb Canterbury

Period - From 01/01/2020 to 31/12/2020 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	105/2-4 Gascoyne St CANTERBURY 3126	\$910,000	26/11/2020
2	1004/9 Porter St HAWTHORN EAST 3123	\$835,000	21/12/2020
3	2/5 View St HAWTHORN 3122	\$800,000	20/11/2020

**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.~~

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**Property Type:** Apartment

Agent Comments

Secure basement carpark, storage cage, large private courtyard, landscaped communal BBQ facilities with lush gardens

**Indicative Selling Price**  
\$795,000 - \$870,000  
**Median Unit Price**  
Year ending December 2020: \$1,285,000

## Comparable Properties



**105/2-4 Gascoyne St CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 26/11/2020  
**Property Type:** Apartment



**1004/9 Porter St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 21/12/2020  
**Property Type:** Apartment



**2/5 View St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2020  
**Property Type:** Apartment