

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

20 Hopetoun Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,250,000

 &

\$2,475,000

Median sale price

Median price

\$2,742,500

 Property Type

House

 Suburb

Canterbury

Period - From

01/10/2019

 to

30/09/2020

 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	108 Middlesex Rd SURREY HILLS 3127	\$2,365,000	29/07/2020
2	97 Canterbury Rd CANTERBURY 3126	\$2,301,000	30/06/2020
3	12 Albert St SURREY HILLS 3127	\$2,300,000	26/07/2020

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.~~

This Statement of Information was prepared on:

13/10/2020 16:56



 4  2  2

Property Type: House
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,475,000
Median House Price
Year ending September 2020: \$2,742,500

Comparable Properties



108 Middlesex Rd SURREY HILLS 3127 (REI) **Agent Comments**

 5  2  3

Price: \$2,365,000
Method: Private Sale
Date: 29/07/2020
Property Type: House
Land Size: 830 sqm approx



97 Canterbury Rd CANTERBURY 3126 (REI/VG) **Agent Comments**

 3  2  2

Price: \$2,301,000
Method: Private Sale
Date: 30/06/2020
Property Type: House
Land Size: 513 sqm approx



12 Albert St SURREY HILLS 3127 (REI) **Agent Comments**

 4  2  5

Price: \$2,300,000
Method: Sold After Auction
Date: 26/07/2020
Rooms: 7
Property Type: House
Land Size: 750 sqm approx