

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

6-8 Mangarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$5,250,000 & \$5,750,000

Median sale price

Median price \$2,749,000 Property Type House Suburb Canterbury

Period - From 01/07/2020 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	14 Sevenoaks St BALWYN 3103	\$5,050,000	30/10/2020
2			
3			

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:

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6-8 Mangarra Road, Canterbury Vic 3126



Peter Vignano
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Indicative Selling Price

\$5,250,000 - \$5,750,000

Median House Price

September quarter 2020: \$2,749,000



4 2 4

Property Type:

Land Size: 1,411 sqm approx

Agent Comments

Comparable Properties



14 Sevenoaks St BALWYN 3103 (REI)

Agent Comments

4 1 2

Price: \$5,050,000

Method: Private Sale

Date: 30/10/2020

Property Type: House

Land Size: 1664 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.