



Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 45 Monomeath Avenue, Canterbury VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price: \$* or range between \$4,000,000 & \$4,400,000

Median sale price

(*Delete house or unit as applicable)

Median price: \$3,300,000 *House: X *Unit: Suburb: Canterbury
Period - From: 01/10/2017 to: 31/12/2017 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.

Table with 3 columns: Address of comparable property, Price, Date of sale. Rows include 6 Frognall Place, 38 Hopetoun Av, and 26 Rubens Gr.

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.