

# 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

5 Chaucer Crescent, 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,855,000 Property Type House Suburb Canterbury

Period - From 24/06/2019 to 23/06/2020 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	26 Maysia St CANTERBURY 3126	\$2,120,000	27/03/2020
2	75 Maling Rd CANTERBURY 3126	\$1,830,000	21/03/2020
3	17 Broadway CAMBERWELL 3124	\$1,810,000	26/03/2020

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:

24/06/2020 09:30



3 2 2

**Property Type:** House  
**Land Size:** 550 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
24/06/2019 - 23/06/2020: \$2,855,000

## Comparable Properties



**26 Maysia St CANTERBURY 3126 (REI)**

**Agent Comments**

3 1 1

**Price:** \$2,120,000  
**Method:** Private Sale  
**Date:** 27/03/2020  
**Property Type:** House



**75 Maling Rd CANTERBURY 3126 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** House (Res)  
**Land Size:** 444 sqm approx



**17 Broadway CAMBERWELL 3124 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,810,000  
**Method:** Private Sale  
**Date:** 26/03/2020  
**Property Type:** House  
**Land Size:** 400 sqm approx