## 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 6/27 Chatham Road, Canterbury Vic 3126 Including suburb and postcode

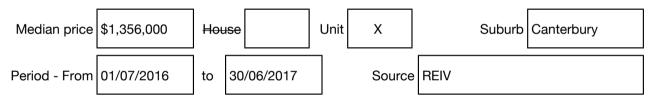
#### Indicative selling price

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

Range between \$750,000

&

#### Median sale price



\$780.000

#### 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	4/40 Durham Rd SURREY HILLS 3127	\$780,000	16/06/2017
2	1/1 Leopold Cr MONT ALBERT 3127	\$771,000	01/04/2017
3	5/4 Raynes St BALWYN 3103	\$722,500	06/06/2017

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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propertydata

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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.







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$750,000 - \$780,000 Median Unit Price Year ending June 2017: \$1,356,000

# **Comparable Properties**



Price: \$780,000 Method: Sold Before Auction

1/1 Leopold Cr MONT ALBERT 3127 (REI)

**1** 

4/40 Durham Rd SURREY HILLS 3127 (REI)

Date: 16/06/2017 Rooms: 3 Property Type: Unit Land Size: 149 sqm approx

Agent Comments

Agent Comments



Price: \$771,000 Method: Sold Before Auction Date: 01/04/2017 Rooms: -Property Type: Unit

1

5/4 Raynes St BALWYN 3103 (REI)

Agent Comments



Price: \$722,500 Method: Private Sale Date: 06/06/2017 Rooms: 4 Property Type: Unit Land Size: 136 sqm approx

**1** 2

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