

## 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

6/27 Chatham Road, Canterbury Vic 3126

## Indicative selling price

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

Range between \$750,000

&amp;

\$780,000

## Median sale price

Median price \$1,356,000

House

Unit

X

Suburb Canterbury

Period - From 01/07/2016

to

30/06/2017

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.

	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.~~



2 1 1

**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



**4/40 Durham Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$780,000  
**Method:** Sold Before Auction  
**Date:** 16/06/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 149 sqm approx



**1/1 Leopold Cr MONT ALBERT 3127 (REI)**

**Agent Comments**

2 1 2

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



**5/4 Raynes St BALWYN 3103 (REI)**

**Agent Comments**

2 1 1

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