

# 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

5/27 Faversham Road, 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

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,125,000

Property Type

Unit

Suburb

Canterbury

Period - From

01/04/2021

to

30/06/2021

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	2/5 Chatham Rd CANTERBURY 3126	\$1,850,000	19/07/2021
2	4/45 Yerrin St BALWYN 3103	\$1,830,000	18/05/2021
3	1/124 Rochester Rd BALWYN 3103	\$1,750,000	07/05/2021

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:

29/09/2021 13:20



 4  3  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median Unit Price**

June quarter 2021: \$1,125,000

## Comparable Properties



**2/5 Chatham Rd CANTERBURY 3126 (REI)**

 3  2  2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 19/07/2021

**Property Type:** Townhouse (Single)

Agent Comments

3 bedrooms with formal living & rumpus



**4/45 Yerrin St BALWYN 3103 (REI/VG)**

 4  2  2

**Price:** \$1,830,000

**Method:** Sold Before Auction

**Date:** 18/05/2021

**Property Type:** Townhouse (Res)

Agent Comments

4 bedrooms with formal sitting & rumpus/study upstairs



**1/124 Rochester Rd BALWYN 3103 (REI/VG)**

 3  2  2

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 07/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 272 sqm approx

Agent Comments

3 bedrooms with its own frontage.