

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

5/41 Chatham Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,090,000

Property Type

Unit

Suburb

Canterbury

Period - From

04/11/2020

to

03/11/2021

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	2/26 Florence Rd SURREY HILLS 3127	\$755,000	23/10/2021
2	3/6 Weybridge St SURREY HILLS 3127	\$822,000	30/10/2021
3	5/34 Florence Rd SURREY HILLS 3127	\$832,000	22/05/2021

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:

04/11/2021 16:00



2 1 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

04/11/2020 - 03/11/2021: \$1,090,000

Comparable Properties



2/26 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Unit



3/6 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$822,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit



5/34 Florence Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$832,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Unit

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017