Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/40 Chaucer Crescent, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	consur	mer.vic.go	v.au/	underquot	ing		
Range betweer	\$730,000		&		\$800,000			
Median sale p	rice							
Median price	\$1,082,500	Prope	erty Type	Unit			Suburb	Canterbury
Period - From	23/07/2023	to 22	2/07/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/28 Judd St CAMBERWELL 3124	\$740,000	25/05/2024
2			
3			

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:

23/07/2024 16:26







Property Type: Unit Agent Comments Indicative Selling Price \$730,000 - \$800,000 Median Unit Price 23/07/2023 - 22/07/2024: \$1,082,500

Comparable Properties



3/28 Judd St CAMBERWELL 3124 (REI)



Price: \$740,000 Method: Auction Sale Date: 25/05/2024 Property Type: Unit Agent Comments

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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