## 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

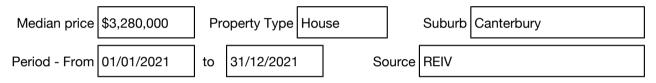
31 Chatham Road, Canterbury Vic 3126

## Indicative selling price

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Single price \$4,850,000

#### Median sale price



## 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	14 Mangarra Rd CANTERBURY 3126	\$5,450,000	25/11/2021
2	24 Faversham Rd CANTERBURY 3126	\$4,800,000	16/10/2021
3	8 Broughton Rd SURREY HILLS 3127	\$4,750,000	24/11/2021

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:

12/04/2022 09:58









**Property Type:** House **Land Size:** 1670 sqm approx Agent Comments Indicative Selling Price \$4,850,000 Median House Price Year ending December 2021: \$3,280,000

# **Comparable Properties**

14 Mangarra Rd CANTERBURY 3126 (REI)         14 1       1	Agent Comments
24 Faversham Rd CANTERBURY 3126 (REI/VG) 4  3  2 Price: \$4,800,000 Method: Auction Sale Date: 16/10/2021 Property Type: House (Res) Land Size: 1302 sqm approx	Agent Comments
8 Broughton Rd SURREY HILLS 3127 (REI) 5 2 3 Price: \$4,750,000 Method: Sold Before Auction Date: 24/11/2021 Property Type: House (Res) Land Size: 1780 sqm approx	Agent Comments

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





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