

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,850,000

### Median sale price

Median price

\$3,280,000

Property Type

House

Suburb

Canterbury

Period - From

01/01/2021

to

31/12/2021

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	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



5 3 2

**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)**

**Agent Comments**

4 3 2

**Price:** \$5,450,000  
**Method:** Sold Before Auction  
**Date:** 25/11/2021  
**Property Type:** House (Res)  
**Land Size:** 1199 sqm approx



**24 Faversham Rd CANTERBURY 3126 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$4,800,000  
**Method:** Auction Sale  
**Date:** 16/10/2021  
**Property Type:** House (Res)  
**Land Size:** 1302 sqm approx



**8 Broughton Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

5 2 3

**Price:** \$4,750,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2021  
**Property Type:** House (Res)  
**Land Size:** 1780 sqm approx

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