

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

1/12 Chatham Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,750,000

Property Type

Unit

Suburb

Canterbury

Period - From

01/07/2023

to

30/09/2023

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.

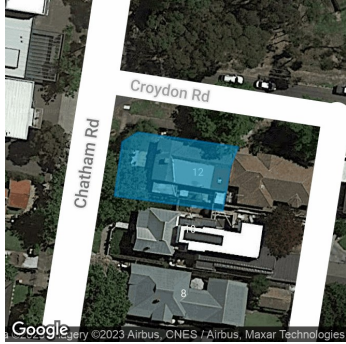
	Address of comparable property	Price	Date of sale
1	3/27 Langford St SURREY HILLS 3127	\$1,090,000	23/09/2023
2	3/16 Kent Rd SURREY HILLS 3127	\$1,150,000	28/10/2023
3	2/61 Talbot Av BALWYN 3103	\$1,180,000	23/06/2023

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:

18/11/2023 17:19



 2
  1
  1

Property Type: Unit
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median Unit Price
 September quarter 2023: \$1,750,000

Comparable Properties



3/27 Langford St SURREY HILLS 3127 (REI)

Agent Comments

 2
  1
  1

Price: \$1,090,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit



3/16 Kent Rd SURREY HILLS 3127 (REI)

Agent Comments

 2
  1
  2

Price: \$1,150,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit



2/61 Talbot Av BALWYN 3103 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$1,180,000
Method: Private Sale
Date: 23/06/2023
Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088