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

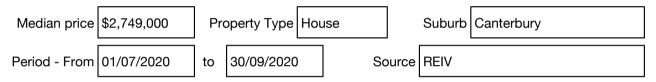
16 Dryden Street, Canterbury Vic 3126

Indicative selling price

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

Single price \$3,500,000

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 | 18 Warburton Rd, Camberwell, Vic 3124, Australia | \$3,500,000 | 02/10/2020 |
| 2 | 40 The Ridge, Canterbury, Vic 3126, Australia | \$3,600,000 | 25/05/2020 |
| 3 | 12 Beech St CAMBERWELL 3124 | \$3,703,888 | 05/05/2020 |

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.

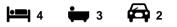
This Statement of Information was prepared on:

29/10/2020 11:46









Property Type: House Land Size: 791 sqm approx Agent Comments Indicative Selling Price \$3,500,000 Median House Price September quarter 2020: \$2,749,000

Comparable Properties



18 Warburton Rd, Camberwell, Vic 3124, Australia (REI)



Price: \$3,500,000 Method: Date: 02/10/2020 Property Type: House Agent Comments

Agent Comments



40 The Ridge , Canterbury, Vic 3126, Australia Agent Comments (REI)



Price: \$3,600,000 Method: Date: 25/05/2020 Property Type: House



12 Beech St CAMBERWELL 3124 (REI/VG)



Price: \$3,703,888 Method: Private Sale Date: 05/05/2020 Property Type: House (Res) Land Size: 638 sqm approx

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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.