

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

Single price

\$3,500,000

Median sale price

Median price

\$2,749,000

Property Type

House

Suburb

Canterbury

Period - From

01/07/2020

to

30/09/2020

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	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



4 3 2

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)

Agent Comments

4 4 2

Price: \$3,500,000

Method:

Date: 02/10/2020

Property Type: House



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

3 2 2

Price: \$3,600,000

Method:

Date: 25/05/2020

Property Type: House



12 Beech St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 4 4

Price: \$3,703,888

Method: Private Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 638 sqm approx