

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 Chaucer Crescent, Canterbury Vic 3126

Indicative selling price

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

Range between

\$4,400,000

&

\$4,800,000

Median sale price

Median price

\$3,205,000

Property Type

House

Suburb

Canterbury

Period - From

01/10/2020

to

30/09/2021

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	24 Faversham Rd CANTERBURY 3126	\$4,800,000	16/10/2021
2	26 Rubens Gr CANTERBURY 3126	\$4,500,000	23/07/2021
3	7 Frognall Pl CANTERBURY 3126	\$4,428,000	23/06/2021

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:

23/11/2021 22:32

Annabelle Feng

8888 2000

0409 384 144

afeng@rtedgar.com.au

Indicative Selling Price

\$4,400,000 - \$4,800,000

Median House Price

Year ending September 2021: \$3,205,000



4 4 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 633 sqm approx

Agent Comments

Comparable Properties



24 Faversham Rd CANTERBURY 3126 (REI)

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



26 Rubens Gr CANTERBURY 3126 (REI/VG)

Agent Comments

6 3 2

Price: \$4,500,000

Method: Sold Before Auction

Date: 23/07/2021

Property Type: House

Land Size: 858 sqm approx



7 Froggall Pl CANTERBURY 3126 (REI/VG)

Agent Comments

4 3 4

Price: \$4,428,000

Method: Private Sale

Date: 23/06/2021

Property Type: House (Res)

Land Size: 800 sqm approx

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