

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 4/27 Faversham Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$2,435,000 House X Unit Suburb Canterbury

Period - From 01/01/2018 to 31/12/2018 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	3/22 Faversham Rd CANTERBURY 3126	\$1,845,000	08/02/2019
2	1/3 Meadow Gr DEEPDENE 3103	\$1,808,000	03/12/2018
3	16a St Georges Av MONT ALBERT 3127	\$1,750,000	16/12/2018

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.



3 3.5 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



3/22 Faversham Rd CANTERBURY 3126 (REI) **Agent Comments**

4 4 2

Price: \$1,845,000

Method: Sold Before Auction

Date: 08/02/2019

Rooms: 6

Property Type: Townhouse (Res)



1/3 Meadow Gr DEEPPDENE 3103 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,808,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 333 sqm approx



16a St Georges Av MONT ALBERT 3127 (VG) **Agent Comments**

4 - -

Price: \$1,750,000

Method: Sale

Date: 16/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 361 sqm approx