

## 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 2/20 Chaucer Crescent, Canterbury Vic 3126

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$699,000

#### Median sale price

Median price \$1,580,000 House Unit X Suburb Canterbury

Period - From 01/04/2019 to 30/06/2019 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	14/102 Camberwell Rd HAWTHORN EAST 3123	\$690,000	27/02/2019
2	G02/6 Butler St CAMBERWELL 3124	\$675,500	06/04/2019
3	8/5 Willow Gr CANTERBURY 3126	\$653,000	27/07/2019

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$699,000

**Median Unit Price**  
 June quarter 2019: \$1,580,000

## Comparable Properties



**14/102 Camberwell Rd HAWTHORN EAST**  
**3123 (REI/VG)**

**Agent Comments**

2   
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**Price:** \$690,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2019  
**Rooms:** -  
**Property Type:** Apartment



**G02/6 Butler St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$675,500  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** Apartment



**8/5 Willow Gr CANTERBURY 3126 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$653,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** 3  
**Property Type:** Apartment