

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

2/28 Bryson Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,152,500 Property Type Unit Suburb Canterbury

Period - From 01/07/2020 to 30/06/2021 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	7a Chester St SURREY HILLS 3127	\$855,000	29/05/2021
2	2/28 Judd St CAMBERWELL 3124	\$850,000	03/08/2021
3	3/35 Carramar Av CAMBERWELL 3124	\$831,000	26/06/2021

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:

05/10/2021 17:05



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7a Chester St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$855,000

Method: Sold Before Auction

Date: 29/05/2021

Property Type: House (Res)

Land Size: 285 sqm approx



2/28 Judd St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 03/08/2021

Property Type: Unit



3/35 Carramar Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$831,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit