Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	
postocac	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$1,152,500	Pro	perty Type Un	it		Suburb	Canterbury
Period - From	01/07/2020	to	30/06/2021	So	urce	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

	areas or comparable property	1 1100	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



Date of sale



Georgie Paganis 9830 1644 0403626215 Georgie.paganis@noeljones.com.au

> **Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** Year ending June 2021: \$1,152,500





Comparable Properties



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

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)

-2





Price: \$850,000 Method: Private Sale Date: 03/08/2021

Property Type: Unit

3/35 Carramar Av CAMBERWELL 3124

(REI/VG) **--** 2





Price: \$831,000 Method: Auction Sale Date: 26/06/2021 Property Type: Unit

Agent Comments

Agent Comments

Agent Comments

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





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