hockingstuart

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

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

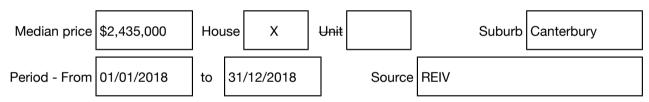
3/22 Faversham Road, Canterbury Vic 3126

Indicative selling price

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

 Range between
 \$1,800,000
 &
 \$1,900,000

Median sale price



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	4/8 Knutsford St BALWYN 3103	\$1,885,000	20/10/2018
2	2/22 Faversham Rd CANTERBURY 3126	\$1,870,000	18/08/2018
3	1/7 Wilson St SURREY HILLS 3127	\$1,800,000	15/09/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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Rooms: 6 Property Type: Townhouse Agent Comments

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Indicative Selling Price \$1,800,000 - \$1,900,000 **Median House Price** Year ending December 2018: \$2,435,000

Comparable Properties



Price: \$1,885,000 Method: Auction Sale

· 3

4/8 Knutsford St BALWYN 3103 (REI)

x 2

Date: 20/10/2018 Rooms: -Property Type: Townhouse (Res) Land Size: 345 sqm approx

Agent Comments

Agent Comments



2/22 Faversham Rd CANTERBURY 3126 (REI/VG)



Price: \$1,870,000 Method: Auction Sale Date: 18/08/2018 Rooms: 8 Property Type: Townhouse (Res) Land Size: 225 sqm approx



1/7 Wilson St SURREY HILLS 3127 (REI/VG)



6 2

Agent Comments

Price: \$1,800,000 Method: Auction Sale Date: 15/09/2018 Rooms: 7 Property Type: Townhouse (Res) Land Size: 314 sqm approx

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