

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

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	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.



4 4.5 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



4/8 Knutsford St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,885,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 345 sqm approx



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

Agent Comments

4 4 2

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)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Auction Sale

Date: 15/09/2018

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 314 sqm approx