

# 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

1/50 Warburton Road, Canterbury Vic 3126

### Indicative selling price

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

Range between \$730,000 & \$803,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Canterbury

Period - From 01/04/2023 to 31/03/2024 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	3/28 Judd St CAMBERWELL 3124	\$740,000	25/05/2024
2	1/16 Seymour Gr CAMBERWELL 3124	\$825,000	18/05/2024
3	3/18 Essex Rd SURREY HILLS 3127	\$827,000	19/02/2024

**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:

07/06/2024 12:54



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$730,000 - \$803,000

**Median Unit Price**

Year ending March 2024: \$1,050,000

## Comparable Properties



**3/28 Judd St CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** Unit



**1/16 Seymour Gr CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   1

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Townhouse (Res)



**3/18 Essex Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$827,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** Unit

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017