

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 Bryson Street, 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

\$2,935,000

Property Type

House

Suburb

Canterbury

Period - From

01/01/2024

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	18 Empress Rd SURREY HILLS 3127	\$1,875,000	02/03/2024
2			
3			

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:

26/04/2024 11:31



 3  2  2

Property Type: House (Res)

Land Size: 489 sqm approx

Agent Comments

Footsteps from Maling Road Village in one of the precinct's most illustrious tree lined streets, this renovated Edwardian c1910 provides generous single level accommodation on a deep 489sqm parcel, conveniently, just a short stroll from a host of premium amenities.

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

March quarter 2024: \$2,935,000

Comparable Properties



18 Empress Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  1  -

Price: \$1,875,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

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.