

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

2/35-37 Bryson Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,320,000 Property Type Townhouse Suburb Canterbury

Period - From 17/11/2022 to 16/11/2023 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	2/53 Spencer Rd CAMBERWELL 3124	\$1,650,000	14/10/2023
2	3/10 Allambee Av CAMBERWELL 3124	\$1,570,000	28/10/2023
3	85a Highfield Rd CANTERBURY 3126	\$1,570,000	07/10/2023

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: 17/11/2023 09:39



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/53 Spencer Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)



3/10 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,570,000

Method: Private Sale

Date: 28/10/2023

Property Type: Townhouse (Single)



85a Highfield Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$1,570,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)