

# 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 2/36 Faversham 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 \$880,000 & \$940,000

### 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	3/103 Middlesex Rd SURREY HILLS 3127	\$1,010,000	23/04/2024
2	9/37 Chatham Rd CANTERBURY 3126	\$968,000	07/12/2023
3	1/105 Croydon Rd SURREY HILLS 3127	\$950,000	16/12/2023

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: 27/05/2024 10:40



2   1   1

**Property Type:** Villa

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$940,000

**Median Unit Price**

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

## Comparable Properties



**3/103 Middlesex Rd SURREY HILLS 3127**  
(REI/VG)

**Agent Comments**

2   1   1

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 23/04/2024

**Property Type:** Unit



**9/37 Chatham Rd CANTERBURY 3126 (REI/VG)** **Agent Comments**

2   1   1

**Price:** \$968,000

**Method:** Sold Before Auction

**Date:** 07/12/2023

**Property Type:** Unit



**1/105 Croydon Rd SURREY HILLS 3127**  
(REI/VG)

**Agent Comments**

2   1   1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit