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

3/40 Chaucer Crescent, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$750,000		&		\$820,000			
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Unit			Suburb	Canterbury
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/16 Jersey St BALWYN 3103	\$871,500	18/05/2024
2	3/18 Essex Rd SURREY HILLS 3127	\$827,000	19/02/2024
3	3/28 Judd St CAMBERWELL 3124	\$740,000	25/05/2024

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:

02/07/2024 14:24



3/40 Chaucer Crescent, Canterbury Vic 3126

woodards 🚾





Rooms: 5 Property Type: Strata Unit/Flat Agent Comments Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$750,000 - \$820,000 Median Unit Price Year ending March 2024: \$1,050,000

Comparable Properties



5/16 Jersey St BALWYN 3103 (REI)



Price: \$871,500 Method: Auction Sale Date: 18/05/2024 Property Type: Unit Agent Comments

Agent Comments



Price: \$827,000 Method: Private Sale Date: 19/02/2024 Property Type: Unit

2

3/28 Judd St CAMBERWELL 3124 (REI)

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

1



124 (REI)Agent Comments

Price: \$740,000 **Method:** Auction Sale **Date:** 25/05/2024

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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