Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/41 Chatham Road, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$930,000			
Median sale pr	rice							
Median price	\$1,050,000	Pro	operty Type	Unit			Suburb	Canterbury
Period - From	01/01/2023	to	31/12/2023		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	6/41 Chatham Rd CANTERBURY 3126	\$920,000	21/12/2023
2	5/41 Chatham Rd CANTERBURY 3126	\$918,800	15/12/2023
3	2/41 Chatham Rd CANTERBURY 3126	\$905,000	25/10/2023

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:

29/01/2024 12:11





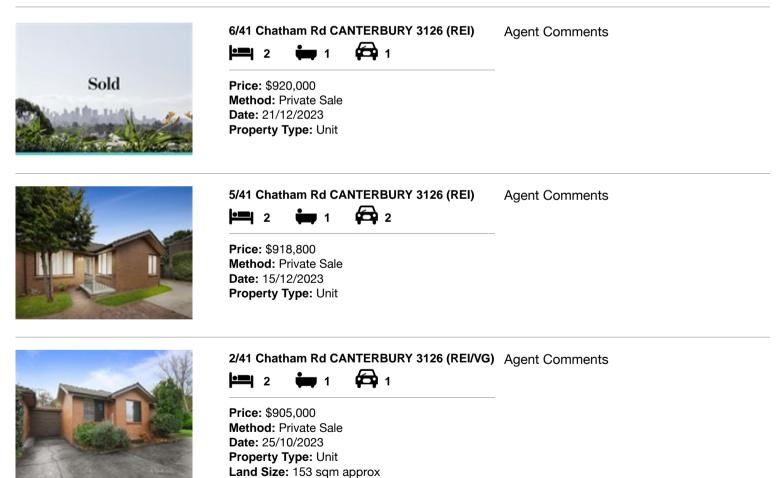
Simon Lord



Rooms: 4 Property Type: villa unit 03 9810 5080 0407 337 557 simonlord@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$930,000 Median Unit Price Year ending December 2023: \$1,050,000

Comparable Properties



Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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