

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 4/43 Faversham Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$3,068,500 Property Type House Suburb Canterbury

Period - From 01/07/2022 to 30/06/2023 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	1/41 Rochester Rd CANTERBURY 3126	\$2,115,000	30/06/2023
2	2/27 Faversham Rd CANTERBURY 3126	\$2,080,000	24/02/2023
3	1/119 Wattle Valley Rd CAMBERWELL 3124	\$1,925,000	12/06/2023

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: 02/08/2023 16:11



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 243 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
Year ending June 2023: \$3,068,500

Comparable Properties



1/41 Rochester Rd CANTERBURY 3126 (REI) Agent Comments

4 2 2

Price: \$2,115,000
Method: Private Sale
Date: 30/06/2023
Property Type: Unit



2/27 Faversham Rd CANTERBURY 3126 (REI/VG) Agent Comments

3 2 2

Price: \$2,080,000
Method: Private Sale
Date: 24/02/2023
Property Type: Townhouse (Single)



1/119 Wattle Valley Rd CAMBERWELL 3124 (REI/VG) Agent Comments

4 3 2

Price: \$1,925,000
Method: Sold Before Auction
Date: 12/06/2023
Property Type: Townhouse (Res)
Land Size: 452 sqm approx

Account - Marshall White | P: 03 9822 9999