## 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

4/64 Bryson Street, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$775,000		&		\$825,000			
Median sale p	rice							
Median price	\$1,010,000	Pro	operty Type	Unit			Suburb	Canterbury
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	1/23 Ross St SURREY HILLS 3127	\$825,000	23/09/2023
2	3/44-46 Kingston Rd SURREY HILLS 3127	\$810,000	14/10/2023
3	4/28 Milton St CANTERBURY 3126	\$780,000	09/09/2023

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:

22/12/2023 16:26



4/64 Bryson Street, Canterbury Vic 3126







Rooms: 4 Property Type: Unit

Campbell Ward 03 9810 5070 0402 124 939 campbellward@jelliscraig.com.au

**Indicative Selling Price** \$775,000 - \$825,000 **Median Unit Price** Year ending September 2023: \$1,010,000

# **Comparable Properties**



2 **D** 1

Price: \$825,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

1/23 Ross St SURREY HILLS 3127 (REI/VG)



3/44-46 Kingston Rd SURREY HILLS 3127 (REI)

Agent Comments

Agent Comments





Price: \$810,000 Method: Auction Sale Date: 14/10/2023 Property Type: Unit

4/28 Milton St CANTERBURY 3126 (REI)



Agent Comments



Price: \$780.000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit

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



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