

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 5/41 Chatham Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,222,500 Property Type Unit Suburb Canterbury

Period - From 31/10/2022 to 30/10/2023 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	1/23 Ross St SURREY HILLS 3127	\$825,000	23/09/2023
2	4/9 Iramoo St BALWYN 3103	\$850,000	17/08/2023
3	6/20 Jurang St BALWYN 3103	\$880,000	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: 31/10/2023 10:13



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

31/10/2022 - 30/10/2023: \$1,222,500

Comparable Properties



1/23 Ross St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit



4/9 Iramoo St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: Unit



6/20 Jurang St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017