

# 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 50 Faversham Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,500,000 & \$3,850,000

### Median sale price

Median price \$3,190,000 Property Type House Suburb Canterbury

Period - From 01/05/2023 to 30/04/2024 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	25 Margaret St CANTERBURY 3126	\$3,802,500	02/12/2023
2	3 Pembroke Rd BALWYN 3103	\$3,700,000	12/03/2024
3	20 Compton St CANTERBURY 3126	\$3,530,000	17/04/2024

**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: 01/05/2024 13:10



 4  
  2  
  3

**Property Type:** House (Res)

**Land Size:** 737 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,500,000 - \$3,850,000

**Median House Price**

01/05/2023 - 30/04/2024: \$3,190,000

## Comparable Properties



**25 Margaret St CANTERBURY 3126 (REI)**

Agent Comments

 5  
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  2

**Price:** \$3,802,500

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 620 sqm approx

**3 Pembroke Rd BALWYN 3103 (VG)**

Agent Comments

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**Price:** \$3,700,000

**Method:** Sale

**Date:** 12/03/2024

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**20 Compton St CANTERBURY 3126 (REI)**

Agent Comments

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**Price:** \$3,530,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** House

**Land Size:** 958 sqm approx

Account - Marshall White | P: 03 9822 9999