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

6/27 Chatham Road, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$968,000	Pro	operty Type	Unit			Suburb	Canterbury
Period - From	01/10/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	1/105 Croydon Rd SURREY HILLS 3127	\$950,000	16/12/2023
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:

06/02/2024 11:34



6/27 Chatham Road, Canterbury Vic 3126



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Property Type: Unit Agent Comments

Indicative Selling Price \$850,000 - \$920,000 Median Unit Price December quarter 2023: \$968,000

Comparable Properties



1/105 Croydon Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$950,000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit

5/41 Chatham Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$918,800 Method: Private Sale Date: 15/12/2023 Property Type: Unit



2/41 Chatham Rd CANTERBURY 3126 (REI/VG) Agent Comments



Price: \$905,000 Method: Private Sale Date: 25/10/2023 Property Type: Unit Land Size: 153 sqm approx

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



propertydata

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