# 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

62 Bryson Street, Canterbury Vic 3126

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$3,600,000		&		\$3,800,000			
Median sale p	rice							
Median price	\$3,190,000	Pro	operty Type	Hou	ISE		Suburb	Canterbury
Period - From	29/04/2023	to	28/04/2024		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	4 Essex Rd SURREY HILLS 3127	\$3,710,000	02/03/2024
2	25 Margaret St CANTERBURY 3126	\$3,802,500	02/12/2023
3	26 Essex Rd SURREY HILLS 3127	\$3,850,000	02/12/2023

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:

29/04/2024 11:02









Property Type: House (Res) Land Size: 981 sqm approx Agent Comments Indicative Selling Price \$3,600,000 - \$3,800,000 Median House Price 29/04/2023 - 28/04/2024: \$3,190,000

# **Comparable Properties**



4 Essex Rd SURREY HILLS 3127 (REI)



Price: \$3,710,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 823 sqm approx Agent Comments

Agent Comments



25 Margaret St CANTERBURY 3126 (REI)

Price: \$3,802,500 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)

Land Size: 620 sqm approx

26 Essex Rd SURREY HILLS 3127 (REI)



I) Agent Comments

Price: \$3,850,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Bes)

Property Type: House (Res) Land Size: 1065 sqm approx

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



propertydata

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