

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,600,000 & \$3,800,000

### Median sale price

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

Period - From 29/04/2023 to 28/04/2024 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	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



4   2   2

**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)

Agent Comments

5   3   2

**Price:** \$3,710,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 823 sqm approx



25 Margaret St CANTERBURY 3126 (REI)

Agent Comments

5   2   2

**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)

Agent Comments

4   2   2

**Price:** \$3,850,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 1065 sqm approx

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