## Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address 9/37 Chatham Road, Canterbury Vic 3126	
uburb and	
postcode	

#### Indicative selling price

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

Range between \$880,000 & \$930,000	Range between	\$880,000	&	\$930,000
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#### Median sale price

Median price	\$1,010,000	Pro	perty Type Uni	t		Suburb	Canterbury
Period - From	06/11/2022	to	05/11/2023	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/16 Suffolk Rd SURREY HILLS 3127	\$965,000	16/09/2023
2	2/41 Chatham Rd CANTERBURY 3126	\$905,000	25/10/2023
3	6/10 Florence Rd SURREY HILLS 3127	\$895,000	05/07/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2023 10:51





Adele Mirabella 0422 570 429 adelemirabella@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$930,000 Median Unit Price 06/11/2022 - 05/11/2023: \$1,010,000





**Property Type:** Unit Agent Comments

# Comparable Properties



2/16 Suffolk Rd SURREY HILLS 3127 (REI)

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**6** 

404

Price: \$965,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit

2/41 Chatham Rd CANTERBURY 3126 (REI)





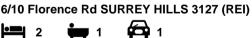


Price: \$905,000 Method: Private Sale Date: 25/10/2023 Property Type: Unit Land Size: 153 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 





Price: \$895,000 Method: Private Sale Date: 05/07/2023 Property Type: Unit

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