

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	16a Chaucer Crescent, Canterbury Vic 3126
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Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,550,000	House	X	Unit		Suburb	Canterbury
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

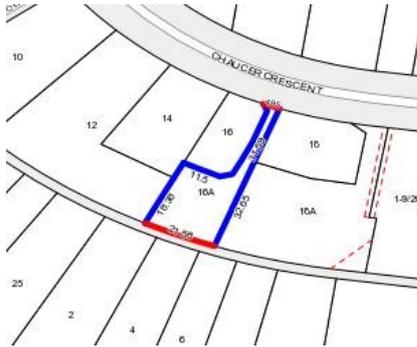
Comparable property sales (*Delete A or B below as applicable)

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	8 Hassett Av CANTERBURY 3126	\$2,260,000	24/06/2017
2	88 Prospect Hill Rd CAMBERWELL 3124	\$2,050,000	20/05/2017
3	4 Remon Av CAMBERWELL 3124	\$2,040,000	27/06/2017

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.



Rooms:
Property Type: Flat
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 June quarter 2017: \$2,550,000

Comparable Properties



8 Hassett Av CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,260,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 590 sqm approx



88 Prospect Hill Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,050,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 451 sqm approx



4 Remon Av CAMBERWELL 3124 (VG)

Agent Comments



Price: \$2,040,000
Method: Sale
Date: 27/06/2017
Rooms: -
Property Type: House - Attached House N.E.C.
Land Size: 496 sqm approx