

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

16 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

\$1,950,000

 &

\$2,100,000

Median sale price

Median price

\$2,829,000

 Property Type

House

 Suburb

Canterbury

Period - From

07/04/2020

 to

06/04/2021

 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	3/7 Boston Rd BALWYN 3103	\$2,288,000	04/03/2021
2	3/2 Knutsford St BALWYN 3103	\$2,225,000	19/02/2021
3	36 Spencer Rd CAMBERWELL 3124	\$1,951,000	19/11/2020

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:

07/04/2021 12:05
