

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

19 Bryson Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

Median sale price

Median price \$2,725,000 Property Type House Suburb Canterbury

Period - From 01/07/2019 to 30/06/2020 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.

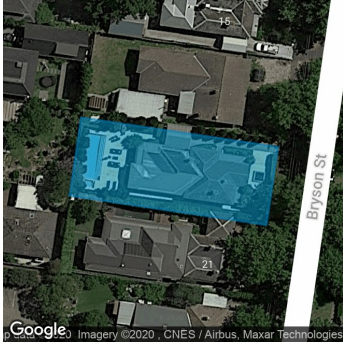
	Address of comparable property	Price	Date of sale
1	7 Knutsford St BALWYN 3103	\$3,900,000	26/06/2020
2	12 Beech St CAMBERWELL 3124	\$3,703,888	05/05/2020
3	171 Mont Albert Rd CANTERBURY 3126	\$3,610,000	27/02/2020

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:

29/07/2020 11:10



Property Type: House
Land Size: 827.164 sqm approx
Agent Comments

Indicative Selling Price
\$3,600,000 - \$3,900,000
Median House Price
Year ending June 2020: \$2,725,000

Comparable Properties



7 Knutsford St BALWYN 3103 (REI)

Agent Comments



Price: \$3,900,000
Method: Private Sale
Date: 26/06/2020
Property Type: House (Res)
Land Size: 980 sqm approx



12 Beech St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,703,888
Method: Private Sale
Date: 05/05/2020
Property Type: House (Res)



171 Mont Albert Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$3,610,000
Method: Sold Before Auction
Date: 27/02/2020
Property Type: House (Res)
Land Size: 489 sqm approx