

## 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 11 Byron 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 \$3,300,000 & \$3,600,000

#### Median sale price

Median price \$2,035,000 House  Unit  Suburb Canterbury

Period - From 01/10/2018 to 31/12/2018 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	14 Orrong Cr CAMBERWELL 3124	\$3,650,000	07/11/2018
2	10 Chatham Rd CANTERBURY 3126	\$3,625,000	02/03/2019
3	888 Riversdale Rd CAMBERWELL 3124	\$3,500,000	09/11/2018

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.~~