

# 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

5/41 Chatham Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$930,000

### Median sale price

Median price \$1,016,000

Property Type Unit

Suburb Canterbury

Period - From 27/11/2022

to 26/11/2023

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	2/4 Stanhope St MONT ALBERT 3127	\$930,000	09/11/2023
2	3/28 Langford St SURREY HILLS 3127	\$915,000	14/10/2023
3	2/41 Chatham Rd CANTERBURY 3126	\$905,000	25/10/2023

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:

27/11/2023 15:10



2   1   2

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$930,000

**Median Unit Price**  
27/11/2022 - 26/11/2023: \$1,016,000

## Comparable Properties



**2/4 Stanhope St MONT ALBERT 3127 (REI)**

**Agent Comments**

2   1   1

**Price:** \$930,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2023  
**Property Type:** Unit

**3/28 Langford St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit



**2/41 Chatham Rd CANTERBURY 3126 (REI)**

**Agent Comments**

2   1   1

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

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017