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	10 Daphne Street, Canterbury Vic 3126

Indicative selling price

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

Range between $2,800,000 & $2,980,000

Median sale price

Median price $3,300,000 Property Type House Suburb Canterbury

Period - From 28/11/2021 to 27/11/2022 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	4 Albert St SURREY HILLS 3127	$2,865,000	27/08/2022
2	10 Yarrbat Av BALWYN 3103	$2,900,000	09/11/2022
3	14 Carramar Av CAMBERWELL 3124	$3,055,000	29/10/2022

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: 28/11/2022 10:40

10 Daphne Street, Canterbury Vic 3126



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $2,980,000
Median House Price
28/11/2021 - 27/11/2022: $3,300,000

Comparable Properties



4 Albert St SURREY HILLS 3127 (REI)

4 2 1

Price: $2,865,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



10 Yarrbat Av BALWYN 3103 (REI)

4 3 2

Price: $2,900,000
Method: Sold Before Auction
Date: 09/11/2022
Property Type: House (Res)

Agent Comments



14 Carramar Av CAMBERWELL 3124 (REI)

4 2 4

Price: $3,055,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

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

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