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	39 Bryson Street, Canterbury Vic 3126

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $3,150,000 Property Type House Suburb Canterbury

Period - From 01/04/2022 to 31/03/2023 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	10 Hartwell Hill Rd CAMBERWELL 3124	$3,100,000	19/04/2023
2	16a Chaucer Cr CANTERBURY 3126	$3,000,000	10/02/2023
3	203 Prospect Hill Rd SURREY HILLS 3127	$2,960,000	18/02/2023

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: 10/05/2023 14:16

39 Bryson Street, Canterbury Vic 3126



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
Year ending March 2023: $3,150,000

Comparable Properties



10 Hartwell Hill Rd CAMBERWELL 3124 (REI)

5 2 3

Price: $3,100,000
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 706 sqm approx

Agent Comments



16a Chaucer Cr CANTERBURY 3126 (REI)

4 2 3

Price: $3,000,000
Method: Private Sale
Date: 10/02/2023
Property Type: House
Land Size: 588 sqm approx

Agent Comments



203 Prospect Hill Rd SURREY HILLS 3127 (REI/VG)

5 3 2

Price: $2,960,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments

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

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