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<br>Including suburb and postcode | 29 Canterbury Road, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $7,500,000 & $8,000,000

## Median sale price

Median price $2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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 | 22 Chaucer Cr CANTERBURY 3126 | $9,800,000 | 02/11/2023 |
| 2 | 13 Irilbarra Rd CANTERBURY 3126 | $8,580,000 | 30/08/2023 |
| 3 | 13 Chaucer Cr CANTERBURY 3126 | $7,200,000 | 05/12/2023 |

**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: 21/02/2024 07:42

# 29 Canterbury Road, Camberwell Vic 3124

Walter Dodich
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5 3 4

**Rooms:** 12
**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 2005 sqm approx

Agent Comments

**Indicative Selling Price**
$7,500,000 - $8,000,000
**Median House Price**
December quarter 2023: $2,555,500

## Comparable Properties



**22 Chaucer Cr CANTERBURY 3126 (REI/VG)**

5 4 6

**Price:** $9,800,000
**Method:** Private Sale
**Date:** 02/11/2023
**Property Type:** House
**Land Size:** 3015 sqm approx

Agent Comments

**13 Irilbarra Rd CANTERBURY 3126 (VG)**

4 - -

**Price:** $8,580,000
**Method:** Sale
**Date:** 30/08/2023
**Property Type:** House (Res)
**Land Size:** 1674 sqm approx

Agent Comments



**13 Chaucer Cr CANTERBURY 3126 (REI)**

5 4 6

**Price:** $7,200,000
**Method:** Private Sale
**Date:** 05/12/2023
**Property Type:** House
**Land Size:** 1156 sqm approx

Agent Comments



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