

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

36 Chaucer Crescent, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,700,000

&

\$2,950,000

Median sale price

Median price

\$3,252,500

Property Type

House

Suburb

Canterbury

Period - From

01/10/2023

to

30/09/2024

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	46 Northcote Av BALWYN 3103	\$3,003,000	18/05/2024
2	3 Killarra Av CAMBERWELL 3124	\$2,825,000	25/05/2024
3	99 Warburton Rd CANTERBURY 3126	\$2,660,000	22/06/2024

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:

25/10/2024 10:49



Rooms: 6

Property Type: House

Land Size: 836 sqm approx.

Agent Comments

Comparable Properties



46 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments



Price: \$3,003,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 845 sqm approx



3 Killarra Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,825,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 711 sqm approx



99 Warburton Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,660,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 910 sqm approx