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

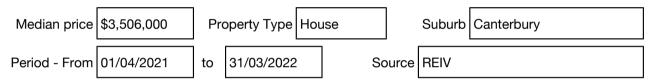
46 Chaucer Crescent, Canterbury Vic 3126

Indicative selling price

| | For the meaning of this | price see consum | er.vic.gov.au/ | underquoting |
|--|-------------------------|------------------|----------------|--------------|
|--|-------------------------|------------------|----------------|--------------|

Single price \$8,800,000

Median sale price



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 sixmonths 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 | | |
| 3 | | |

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:

30/05/2022 13:09



KAY&BURTON

Sophie Su 0425 270 125 ssu@kayburton.com.au





Property Type: House (Res) **Land Size:** 870 sqm approx Agent Comments Indicative Selling Price \$8,800,000 Median House Price Year ending March 2022: \$3,506,000

Comparable Properties

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.

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088





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