

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

3/136 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$720,000

Median sale price

Median price \$958,000

House

Unit

X

Suburb

Surrey Hills

Period - From 01/01/2018

to

31/03/2018

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	19/17 Kingsley Cr MONT ALBERT 3127	\$719,800	15/06/2018
2	3/38 Florence Rd SURREY HILLS 3127	\$680,000	15/05/2018
3	10/14-16 Broughton Rd SURREY HILLS 3127	\$656,000	30/06/2018

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.

Karen Chung

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Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

March quarter 2018: \$958,000



 2  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



19/17 Kingsley Cr MONT ALBERT 3127 (REI)

Agent Comments

 2  1  1

Price: \$719,800

Method: Private Sale

Date: 15/06/2018

Rooms: -

Property Type: Unit



3/38 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  -

Price: \$680,000

Method: Sold Before Auction

Date: 15/05/2018

Rooms: -

Property Type: Unit



10/14-16 Broughton Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$656,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: Unit