

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

4/16 Vincent Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$990,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/10/2019

to 31/12/2019

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	2/3 Union Rd SURREY HILLS 3127	\$741,000	25/03/2020
2	2/3 Rowland St MONT ALBERT 3127	\$725,500	16/11/2019
3	1/684 Whitehorse Rd MONT ALBERT 3127	\$707,000	14/12/2019

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:

16/04/2020 12:00

4/16 Vincent Street, Surrey Hills Vic 3127



Stephen Le Get

9908 5700

0438 558 870

stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

December quarter 2019: \$990,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/3 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$741,000

Method: Sold Before Auction

Date: 25/03/2020

Rooms: 4

Property Type: Unit



2/3 Rowland St MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$725,500

Method: Auction Sale

Date: 16/11/2019

Rooms: 4

Property Type: Unit



1/684 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$707,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Unit

Land Size: 137 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.