

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/295 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	7/56 Windsor Cr SURREY HILLS 3127	\$770,000	07/05/2020
2	2/17a Essex Rd SURREY HILLS 3127	\$765,000	27/06/2020
3	3/64 Essex Rd SURREY HILLS 3127	\$744,000	14/11/2020

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/11/2020 10:08

1/295 Mont Albert Road, Surrey Hills Vic 3127

NICK JOHNSTONE
your personal agent

Simone Chin

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Indicative Selling Price

\$740,000 - \$810,000

Median Unit Price

Year ending September 2020: \$850,000



3 1 2

Property Type: Unit

Land Size: 216 sqm approx

Agent Comments

Sheltered from the main road, with two private outdoor spaces

Comparable Properties



7/56 Windsor Cr SURREY HILLS 3127 (REI/VG) Agent Comments

3 1 1

Price: \$770,000

Method: Private Sale

Date: 07/05/2020

Property Type: Unit



2/17a Essex Rd SURREY HILLS 3127 (REI/VG) Agent Comments

3 1 -

Price: \$765,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Unit

3/64 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$744,000

Method: Auction Sale

Date: 14/11/2020

Property Type: Unit

Land Size: 123 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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.