

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

69 Russell Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,999,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2019

to 30/09/2019

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	8 Glendale St SURREY HILLS 3127	\$1,511,000	07/09/2019
2	33 Trafalgar St MONT ALBERT 3127	\$1,485,000	07/09/2019
3	7 Elwood St SURREY HILLS 3127	\$1,420,000	24/05/2019

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:

09/11/2019 10:17



3 2 5

Property Type: House (Res)
Land Size: 577 (approx) sqm
 approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2019: \$1,999,000

This well-preserved family residence is steeped in love and must be the most immaculately presented house in Surrey Hills. Now on the market for the first time since built, it is a rare opportunity for family-sized living. The versatile splitlevel floorplan includes three bedrooms and master ensuite, study and modern family bathroom. This property also offers a formal lounge adjoining a formal dining accessing one of the many terraces that frame the home. Toward the rear an open-plan kitchen, meals and living domain, with ample car accommodation beneath plus separate off street parking. Land size: 577sqm approx.

Comparable Properties



8 Glendale St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,511,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 6

Property Type: House (Res)



33 Trafalgar St MONT ALBERT 3127 (REI)

Agent Comments

3 1 2

Price: \$1,485,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)



7 Elwood St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 1 2

Price: \$1,420,000

Method: Auction Sale

Date: 24/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 640 sqm approx