

# 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

1/51 Empress Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$920,000

### Median sale price

Median price \$831,500 Property Type Unit Suburb Surrey Hills

Period - From 01/01/2020 to 31/12/2020 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	1/28 Clyde St SURREY HILLS 3127	\$920,000	06/02/2021
2	5/20 Louise Av MONT ALBERT 3127	\$820,000	25/12/2020
3	3/9 Middlesex Rd SURREY HILLS 3127	\$803,500	28/11/2020

**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:

01/03/2021 12:30



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$840,000 - \$920,000

**Median Unit Price**

Year ending December 2020: \$831,500

Duplex style townhouse with updated features in a premium location.

## Comparable Properties



**1/28 Clyde St SURREY HILLS 3127 (REI)**



Agent Comments

Slightly larger living areas but similar configuration property

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Townhouse (Res)

**5/20 Louise Av MONT ALBERT 3127 (REI)**



Agent Comments

Similar to the subject property but one less car accommodation.

**Price:** \$820,000

**Method:** Private Sale

**Date:** 25/12/2020

**Property Type:** Apartment



**3/9 Middlesex Rd SURREY HILLS 3127 (REI/VG)**



Agent Comments

Larger living space and nicely renovated property with hardwood floors and better presentation but no ensuite.

**Price:** \$803,500

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** Apartment