

# 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

4/27 Albert Crescent, 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

\$850,000

&

\$900,000

### Median sale price

Median price

\$902,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

17/11/2020

to

16/11/2021

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	2/92 Windsor Cr SURREY HILLS 3127	\$906,000	21/07/2021
2	4/18 Essex Rd SURREY HILLS 3127	\$901,000	23/10/2021
3	4/38 Faversham Rd CANTERBURY 3126	\$885,000	03/11/2021

**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:

17/11/2021 16:48



2 1 1

Rooms: 6  
Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
17/11/2020 - 16/11/2021: \$902,000

## Comparable Properties



2/92 Windsor Cr SURREY HILLS 3127 (REI/VG) Agent Comments

2 1 2

**Price:** \$906,000  
**Method:** Sold Before Auction  
**Date:** 21/07/2021  
**Property Type:** Unit



4/18 Essex Rd SURREY HILLS 3127 (REI) Agent Comments

2 1 1

**Price:** \$901,000  
**Method:** Auction Sale  
**Date:** 23/10/2021  
**Property Type:** Unit



4/38 Faversham Rd CANTERBURY 3126 (REI) Agent Comments

2 1 1

**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 03/11/2021  
**Property Type:** Unit