### 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

286 Mont Albert Road, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$2,150,000		&		\$2,350,000			
Median sale p	rice							
Median price	\$1,999,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 North Ct SURREY HILLS 3127	\$2,350,000	21/09/2019
2	226 Mont Albert Rd SURREY HILLS 3127	\$2,290,000	14/07/2019
3	18 The Avenue SURREY HILLS 3127	\$2,217,000	07/09/2019

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:

28/10/2019 21:02



# hockingstuart





Property Type: House Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price September quarter 2019: \$1,999,000

## **Comparable Properties**



5 North Ct SURREY HILLS 3127 (REI)



Price: \$2,350,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 655 sqm approx Agent Comments



226 Mont Albert Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$2,290,000 Method: Private Sale Date: 14/07/2019 Property Type: House

18 The Avenue SURREY HILLS 3127 (REI)



Agent Comments



Price: \$2,217,000 Method: Auction Sale Date: 07/09/2019 Property Type: House Land Size: 700 sqm approx

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



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.