

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 consumer.vic.gov.au/underquoting

Range between \$2,150,000

&

\$2,350,000

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	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



4 2 2

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)

Agent Comments

4 2 3

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



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

4 3 2

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



18 The Avenue SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

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