

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 5 Varzin Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,842,500 House X Unit Suburb Surrey Hills

Period - From 01/04/2018 to 31/03/2019 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		
2		
3		

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.



4 2 4

Rooms:
Property Type: House (Res)
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending March 2019: \$1,842,500

Comparable Properties



15 Drewett St SURREY HILLS 3127 (REI)

6 3 2

Price: \$2,098,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 14
Property Type: House
Land Size: 917 sqm approx

Agent Comments

This property, though well renovated like 5 Varzin Avenue, Surrey Hills, is on a larger allotment



1 Warwick Av SURREY HILLS 3127 (REI)

4 3 2

Price: \$1,950,000
Method: Private Sale
Date: 04/01/2019
Rooms: -
Property Type: House
Land Size: 858 sqm approx

Agent Comments

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.