

# 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

41a Kingston 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 \$1,275,000

&

\$1,400,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Surrey Hills

Period - From 29/10/2018

to

28/10/2019

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	5/30 Broughton Rd SURREY HILLS 3127	\$1,360,000	22/08/2019
2	2/1 Thornton Av SURREY HILLS 3127	\$1,340,000	19/10/2019
3	2/7 Warrigal Rd SURREY HILLS 3127	\$1,281,000	27/10/2019

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:

29/10/2019 16:45



3   
 2   
 2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$1,275,000 - \$1,400,000  
**Median Unit Price**  
 29/10/2018 - 28/10/2019: \$750,000

## Comparable Properties

5/30 Broughton Rd SURREY HILLS 3127 (REI) **Agent Comments**

3   
 2   
 2

**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 22/08/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



2/1 Thornton Av SURREY HILLS 3127 (REI) **Agent Comments**

3   
 2   
 2

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



2/7 Warrigal Rd SURREY HILLS 3127 (REI) **Agent Comments**

3   
 2   
 2

**Price:** \$1,281,000  
**Method:** Auction Sale  
**Date:** 27/10/2019  
**Rooms:** 6  
**Property Type:** Unit