

## 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

2/351 Elgar 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)

Single price \$719,000

## Median sale price

Median price \$745,000

House

Unit

X

Suburb

Surrey Hills

Period - From 01/01/2019

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 | 2/32 Florence Rd SURREY HILLS 3127 | \$738,000 | 15/12/2018   |
| 2 | 2/6 Florence Rd SURREY HILLS 3127  | \$729,000 | 23/02/2019   |
| 3 | 2/5 The Avenue SURREY HILLS 3127   | \$725,000 | 23/02/2019   |

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.



 2  1  1

**Rooms:**

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/32 Florence Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$738,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** 3

**Property Type:** Unit



**2/6 Florence Rd SURREY HILLS 3127 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$729,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** 4

**Property Type:** Unit



**2/5 The Avenue SURREY HILLS 3127 (REI)**

Agent Comments

 2  1  1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** 4

**Property Type:** Unit