# hockingstuart

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

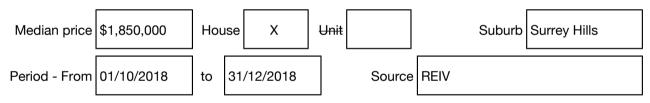
Address Including suburb and postcode 1/736 Canterbury Road, Surrey Hills Vic 3127

#### Indicative selling price

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

Single price \$980,000

#### Median sale price



#### 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 Newlands Ct BOX HILL SOUTH 3128	\$950,000	15/09/2018
2	20 Kingston Rd SURREY HILLS 3127	\$960,000	22/09/2018
3	2/58 Zetland Rd MONT ALBERT 3127	\$1,000,000	11/09/2018

#### 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.

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

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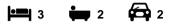
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



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Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$980,000 Median House Price December quarter 2018: \$1,850,000

### **Comparable Properties**



5 Newlands Ct BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$950,000 Method: Auction Sale Date: 15/09/2018 Rooms: 6 Property Type: House (Res) Land Size: 341 sqm approx

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 22/09/2018 Rooms: 6 Property Type: House (Res) Land Size: 330 sqm approx

2

3



2/58 Zetland Rd MONT ALBERT 3127 (REI)

20 Kingston Rd SURREY HILLS 3127 (REI)



**Price:** \$1,000,000 **Method:** Private Sale **Date:** 11/09/2018 **Rooms:** 4

Property Type: House Land Size: 402 sqm approx EI) Agent Comments

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