

## 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](http://consumer.vic.gov.au/underquoting)

Single price

\$980,000

#### Median sale price

Median price

\$1,850,000

House

X

Unit

Suburb

Surrey Hills

Period - From

01/10/2018

to

31/12/2018

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 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.



3 2 2

**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**

3 2 2

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



**20 Kingston Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

3 2 2

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



**2/58 Zetland Rd MONT ALBERT 3127 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 11/09/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 402 sqm approx