

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

106/525 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$758,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/01/2019

to

31/12/2019

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	12/3-5 Kireep Rd BALWYN 3103	\$585,000	07/12/2019
2	5/402 Whitehorse Rd SURREY HILLS 3127	\$580,000	07/09/2019
3	G01/525 Whitehorse Rd SURREY HILLS 3127	\$541,000	10/08/2019

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:

05/02/2020 11:55



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2019: \$758,000

Comparable Properties



12/3-5 Kireep Rd BALWYN 3103 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Unit

**5/402 Whitehorse Rd SURREY HILLS 3127
(REI/VG)**

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Apartment

**G01/525 Whitehorse Rd SURREY HILLS 3127
(VG)**

Agent Comments



Price: \$541,000

Method: Sale

Date: 10/08/2019

Property Type: Flat/Unit/Apartment (Res)