

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

1/44 Banool Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/04/2019

to 30/06/2019

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	1/12 Florence Rd SURREY HILLS 3127	\$837,100	14/09/2019
2	4/113-115 Balwyn Rd BALWYN 3103	\$816,000	07/09/2019
3	1/18 Essex Rd SURREY HILLS 3127	\$800,000	05/08/2019

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:

03/10/2019 08:34



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
June quarter 2019: \$750,000

Comparable Properties



1/12 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments



Inferior Location

Price: \$837,100
Method: Private Sale
Date: 14/09/2019
Property Type: Unit
Land Size: 171 sqm approx



4/113-115 Balwyn Rd BALWYN 3103 (REI)

Agent Comments



Price: \$816,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 4
Property Type: Unit



1/18 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 05/08/2019
Rooms: 4
Property Type: Unit