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

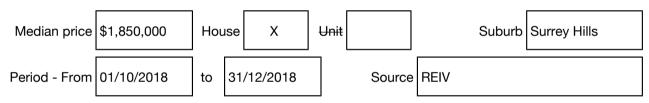
6 Sherwood Road, Surrey Hills Vic 3127 9 9

Indicative selling price

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

 Range between
 \$1,450,000
 &
 \$1,550,000

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	18 Sycamore St CAMBERWELL 3124	\$1,575,000	29/11/2018
2	8 Junction Rd SURREY HILLS 3127	\$1,418,000	17/01/2019
3	59 Russell St SURREY HILLS 3127	\$1,380,000	17/11/2018

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.

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propertydata

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Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2018: \$1,850,000

Comparable Properties





59 Russell St SURREY HILLS 3127 (REI)



Agent Comments

Price: \$1,380,000 Method: Auction Sale Date: 17/11/2018 Rooms: 6 Property Type: House (Res)

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