

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

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

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	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.



3 1 3

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



18 Sycamore St CAMBERWELL 3124 (REI)

Agent Comments

2 1 -

Price: \$1,575,000
Method: Auction Sale
Date: 29/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 610 sqm approx



8 Junction Rd SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$1,418,000
Method: Private Sale
Date: 17/01/2019
Rooms: 5
Property Type: House



59 Russell St SURREY HILLS 3127 (REI)

Agent Comments

3 2 1

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