

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 Arundel Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$1,902,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2020

to

31/03/2020

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	16 Benson St SURREY HILLS 3127	\$2,280,000	21/03/2020
2	6 Boronia St SURREY HILLS 3127	\$2,446,500	22/02/2020
3	13 Albert St SURREY HILLS 3127	\$2,600,000	13/03/2020

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:

10/06/2020 15:37



Property Type: House
Land Size: 615.245 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000
Median House Price
 March quarter 2020: \$1,902,000

Comparable Properties



16 Benson St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,280,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 523 sqm approx



6 Boronia St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,446,500
Method: Auction Sale
Date: 22/02/2020
Rooms: 7
Property Type: House (Res)
Land Size: 765 sqm approx



13 Albert St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,600,000
Method: Sold Before Auction
Date: 13/03/2020
Property Type: House (Res)
Land Size: 630 sqm approx