



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
64 Warrigal Road,  
SURREY HILLS

3 2 2 3

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,100,000 - \$1,200,000**



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**Ross-Hunt**  
real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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# 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

64 Warrigal Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$2,010,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2020

to

30/09/2020

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	15 Warrigal Rd, Surrey Hills, Vic 3127, Australia	\$1,600,000	26/06/2020
2	2 Banool Rd SURREY HILLS 3127	\$1,256,000	02/11/2020
3	85 Warrigal Rd SURREY HILLS 3127	\$1,170,000	08/08/2020

**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:

04/12/2020 12:25



 3    1    0

**Property Type:** House

**Land Size:** 383 sqm approx

Agent Comments

## Comparable Properties



**15 Warrigal Rd, Surrey Hills, Vic 3127, Australia (REI)**

Agent Comments

 3    1    2

**Price:** \$1,600,000

**Method:**

**Date:** 26/06/2020

**Property Type:** House



**2 Banool Rd SURREY HILLS 3127 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,256,000

**Method:** Private Sale

**Date:** 02/11/2020

**Property Type:** House



**85 Warrigal Rd SURREY HILLS 3127 (VG)**

Agent Comments

 1    -    -

**Price:** \$1,170,000

**Method:** Sale

**Date:** 08/08/2020

**Property Type:** House (Res)

**Land Size:** 637 sqm approx