

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

18a Clyde Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$2,080,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/07/2019

to

30/09/2019

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	2/35 Faversham Rd CANTERBURY 3126	\$2,830,000	29/07/2019
2	1/2 Collins Ct BALWYN 3103	\$2,400,000	02/07/2019
3			

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:

11/11/2019 09:59



 4  3  2

Rooms: 9

Property Type: Townhouse (Res)

Land Size: 347 sqm approx

Agent Comments

High end built and finishing on a leafy street. walk to tram, schools, shops and parks.

Indicative Selling Price

\$2,080,000

Median Unit Price

September quarter 2019: \$755,000

Comparable Properties



2/35 Faversham Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,830,000

Method: Private Sale

Date: 29/07/2019

Property Type: Townhouse (Single)

1/2 Collins Ct BALWYN 3103 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,400,000

Method: Private Sale

Date: 02/07/2019

Property Type: Townhouse (Res)

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.