

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

54 Shepherd Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$2,117,500

House

X

Unit

Suburb Surrey Hills

Period - From 01/07/2017

to

30/06/2018

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	57a Florence Rd SURREY HILLS 3127	\$1,800,000	24/03/2018
2	57 Florence Rd SURREY HILLS 3127	\$1,738,000	28/05/2018
3	28 Bentley St SURREY HILLS 3127	\$1,715,000	24/03/2018

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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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending June 2018: \$2,117,500



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 642 sqm approx

Agent Comments

Comparable Properties



57a Florence Rd SURREY HILLS 3127 (REI/VG) Agent Comments

4 3 2

Price: \$1,800,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 407 sqm approx



57 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,738,000

Method: Private Sale

Date: 28/05/2018

Rooms: 4

Property Type: Townhouse (Res)

28 Bentley St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$1,715,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 674 sqm approx