

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

9a Newton Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,881,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/01/2019

to

31/12/2019

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	40 Bentley St SURREY HILLS 3127	\$1,460,000	21/03/2020
2	729 Canterbury Rd SURREY HILLS 3127	\$1,400,000	13/03/2020
3	6 Albion Rd BOX HILL 3128	\$1,305,500	21/03/2020

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:

09/04/2020 18:06



Property Type: House

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



40 Bentley St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 21/03/2020

Rooms: 4

Property Type: House (Res)



729 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 13/03/2020

Rooms: 7

Property Type: House (Res)

Land Size: 733 sqm approx



6 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,305,500

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 545 sqm approx