### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

REIV

Source

#### Property offered for sale

Address Including suburb and postcode

3/4 Florence Road, Surrey Hills Vic 3127

#### Indicative selling price

Period - From 01/07/2019

For the meaning	of this price see	e consumer.vic.go	ov.au/underquo	ting					
Single pric	e \$980,000								
Median sale price									
Median price	\$755,000	Property Type	Unit	Suburb	Surrey Hills				

30/09/2019

#### Comparable property sales (\*Delete A or B below as applicable)

to

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.

Ad	dress of comparable property	Price	Date of sale
1	8/86 Victoria Cr MONT ALBERT 3127	\$1,118,000	05/10/2019
2	1/44 Banool Rd SURREY HILLS 3127	\$990,000	26/10/2019
3	955 Riversdale Rd SURREY HILLS 3127	\$935,000	03/07/2019

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:

16/11/2019 17:02



# hockingstuart





Property Type: Unit Land Size: 241.819 sqm approx Agent Comments Indicative Selling Price \$980,000 Median Unit Price September quarter 2019: \$755,000

## **Comparable Properties**



8/86 Victoria Cr MONT ALBERT 3127 (REI)





Price: \$1,118,000 Method: Auction Sale Date: 05/10/2019 Property Type: Unit

#### 1/44 Banool Rd SURREY HILLS 3127 (REI)

**1 2 1 2 2** 

Price: \$990,000 Method: Auction Sale Date: 26/10/2019 Rooms: 4 Property Type: Unit



955 Riversdale Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$935,000 Method: Private Sale Date: 03/07/2019 Property Type: Unit Land Size: 230 sqm approx

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments