

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

3/4 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$980,000

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	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



3 2 2

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)

Agent Comments

3 2 2

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



1/44 Banool Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 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

3 2 2

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