

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

38 Wandsworth Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,790,000 & \$1,950,000

Median sale price

Median price \$2,161,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2022 to 31/03/2022 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	32 Victoria Cr MONT ALBERT 3127	\$1,988,000	19/03/2022
2	18 Windsor Cr SURREY HILLS 3127	\$1,695,000	08/06/2022
3	8 Curlewis St MONT ALBERT 3127	\$1,520,000	18/06/2022

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:

22/06/2022 15:36



3 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx
 Agent Comments
 Room for extra cars in the driveway

Indicative Selling Price
 \$1,790,000 - \$1,950,000
Median House Price
 March quarter 2022: \$2,161,000

Comparable Properties



32 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

3 2 2

Price: \$1,988,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 589 sqm approx



18 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,695,000
Method: Private Sale
Date: 08/06/2022
Property Type: House
Land Size: 599 sqm approx



8 Curlew St MONT ALBERT 3127 (REI)

Agent Comments

3 1 -

Price: \$1,520,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 548 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388