

## 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 20/20 Florence Road, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$840,500 House Unit X Suburb Surrey Hills

Period - From 01/10/2016 to 30/09/2017 Source REIV

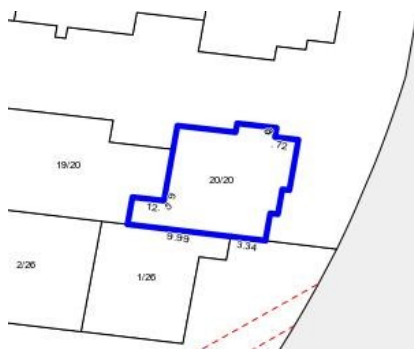
#### Comparable property sales (\*Delete A or B below as applicable)

**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	1/4 Florence Rd SURREY HILLS 3127	\$1,200,000	19/11/2017
2	2/11 Essex Rd SURREY HILLS 3127	\$1,100,000	24/08/2017
3	5/22 Broughton Rd SURREY HILLS 3127	\$1,002,000	21/10/2017

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.



3 1 2

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

Year ending September 2017: \$840,500

## Comparable Properties



**1/4 Florence Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,200,000

**Method:** Sold After Auction

**Date:** 19/11/2017

**Rooms:** -

**Property Type:** Townhouse (Single)



**2/11 Essex Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 24/08/2017

**Rooms:** -

**Property Type:** Villa



**5/22 Broughton Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

3 2 3

**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 5

**Property Type:** Villa

**Land Size:** 310 sqm approx