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

1 Como Avenue, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,815,000			
Median sale pi	rice							
Median price	\$1,880,000	Pro	operty Type	Hou	ISE		Suburb	Surrey Hills
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/67 Talbot Av BALWYN 3103	\$1,685,000	15/05/2020
2	24 Nott St BALWYN 3103	\$1,720,000	13/07/2020
3	340 Union Rd BALWYN 3103	\$1,838,000	18/05/2020

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.

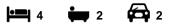
This Statement of Information was prepared on:

06/10/2020 17:49



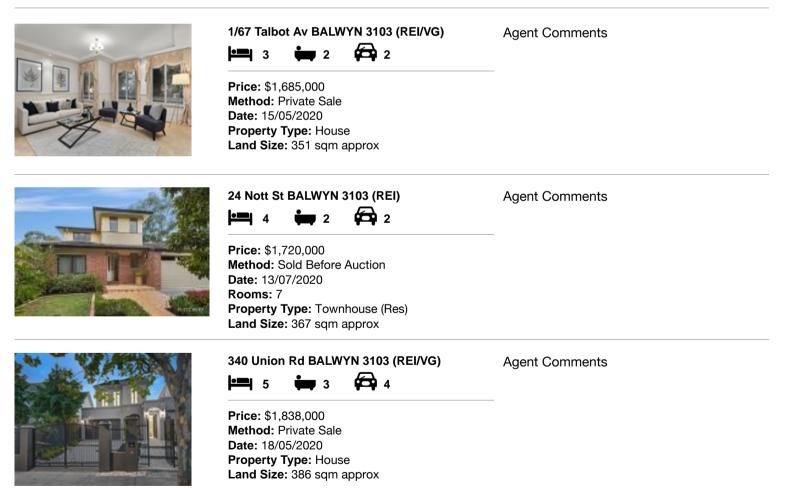






Property Type: Townhouse Agent Comments Indicative Selling Price \$1,650,000 - \$1,815,000 Median House Price Year ending June 2020: \$1,880,000

Comparable Properties



Account - Belle Property Balwyn | 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.