

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,815,000

### Median sale price

Median price \$1,880,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2019

to

30/06/2020

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	1/67 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



 4  2  2

**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



**1/67 Talbot Av BALWYN 3103 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,685,000

**Method:** Private Sale

**Date:** 15/05/2020

**Property Type:** House

**Land Size:** 351 sqm approx



**24 Nott St BALWYN 3103 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,720,000

**Method:** Sold Before Auction

**Date:** 13/07/2020

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 367 sqm approx



**340 Union Rd BALWYN 3103 (REI/VG)**

Agent Comments

 5  3  4

**Price:** \$1,838,000

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House

**Land Size:** 386 sqm approx