

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

25 Sunbury Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,269,000

Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/10/2018

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	1/33 Broughton Rd SURREY HILLS 3127	\$1,300,000	29/06/2019
2	47 Warrigal Rd SURREY HILLS 3127	\$1,275,000	20/09/2019
3	45 Warrigal Rd SURREY HILLS 3127	\$1,255,000	30/08/2019

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:

09/11/2019 12:53



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Property Type: House
Land Size: 501.407 sqm approx
Agent Comments

Indicative Selling Price
\$1,269,000

Median House Price
Year ending September 2019: \$1,850,000

Comparable Properties



1/33 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 29/06/2019
Rooms: 6
Property Type: Townhouse (Res)



47 Warrigal Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$1,275,000
Method: Private Sale
Date: 20/09/2019
Property Type: House
Land Size: 661 sqm approx



45 Warrigal Rd SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$1,255,000
Method: Private Sale
Date: 30/08/2019
Property Type: House
Land Size: 670 sqm approx