

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

46 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,902,500

House

X

Unit

Suburb Surrey Hills

Period - From 01/07/2016

to

30/06/2017

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	30 Woodlands Av CAMBERWELL 3124	\$1,600,000	29/07/2017
2	61 Broughton Rd SURREY HILLS 3127	\$1,525,000	13/05/2017
3	38 Spencer Rd CAMBERWELL 3124	\$1,520,000	01/04/2017

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: House (Res)

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



30 Woodlands Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 400 sqm approx



61 Broughton Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,525,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 7

Property Type: House (Res)



38 Spencer Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 3

Price: \$1,520,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 422 sqm approx