



5 3 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,280,000

**Median House Price**  
 March quarter 2017: \$2,055,000

## Comparable Properties



**20 Scottsdale St SURREY HILLS 3127 (REI/VG)** **Agent Comments**

4 3 4

**Price:** \$2,320,000  
**Method:** Private Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1064 sqm approx



**15 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,228,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 813 sqm approx



**5 Alastair Ct SURREY HILLS 3127 (REI)**

**Agent Comments**

4 2 2

**Price:**  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 946 sqm approx

Price undisclosed - Contact agent for guide

## 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

52 Park 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)

Single price \$2,280,000

#### Median sale price

Median price \$2,055,000

House X

Suburb Surrey Hills

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
20 Scottsdale St SURREY HILLS 3127	\$2,320,000	25/02/2017
15 Hollsmoor Rd CAMBERWELL 3124	\$2,228,000	18/03/2017
5 Alastair Ct SURREY HILLS 3127		24/06/2017