

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

3/9 Balmoral Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$751,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

30/01/2019

to

29/01/2020

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	4/14 Lorne Pde MONT ALBERT 3127	\$855,000	12/10/2019
2	1/12 Florence Rd SURREY HILLS 3127	\$837,100	14/09/2019
3	6/8 Florence Rd SURREY HILLS 3127	\$830,000	14/09/2019

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:

30/01/2020 15:00



2 1 1

Property Type:
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

30/01/2019 - 29/01/2020: \$751,500

Comparable Properties



4/14 Lorne Pde MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$855,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Unit



1/12 Florence Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 2

Price: \$837,100

Method: Private Sale

Date: 14/09/2019

Property Type: Unit

Land Size: 171 sqm approx



6/8 Florence Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

2 1 1

Price: \$830,000

Method: Private Sale

Date: 14/09/2019

Rooms: 4

Property Type: Unit