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	3/9 Balmoral Crescent, Surrey Hills Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$751,500	Pro	perty 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

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

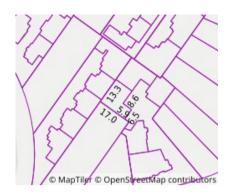
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Price: \$855,000 Method: Auction Sale Date: 12/10/2019 Property Type: Unit

Agent Comments



1/12 Florence Rd SURREY HILLS 3127

(REI/VG)

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1 2



Price: \$837,100 Method: Private Sale Date: 14/09/2019 Property Type: Unit

Land Size: 171 sqm approx

Agent Comments



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

Price: \$830,000 Method: Private Sale Date: 14/09/2019

Rooms: 4 Property Type: Unit

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



