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	2/56 Union Road, 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	\$1,250,000	&	\$1,375,000
Range between	\$1,250,000	&	\$1,375,000

Median sale price

Median price	\$1,026,000	Pro	perty Type Ur	nit		Suburb	Surrey Hills
Period - From	01/01/2021	to	31/03/2021	Sc	ource	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

1	2/16 Bentley St SURREY HILLS 3127	\$1,230,000	14/11/2020
2	2/39 Oxford St CAMBERWELL 3124	\$1,300,000	27/11/2020
3	3/58 Union Rd SURREY HILLS 3127	\$1,420,000	31/03/2021

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:	03/05/2021 16:59



Date of sale

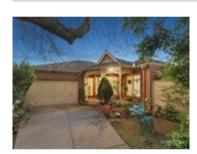




Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$1,250,000 - \$1,375,000 **Median Unit Price** March quarter 2021: \$1,026,000

Comparable Properties



2/16 Bentley St SURREY HILLS 3127 (REI/VG)

Price: \$1,230,000 Method: Auction Sale Date: 14/11/2020 Property Type: Unit



2/39 Oxford St CAMBERWELL 3124 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 27/11/2020 Property Type: Unit Land Size: 260 sqm approx



3/58 Union Rd SURREY HILLS 3127 (REI)



Price: \$1,420,000

Method: Sold Before Auction

Date: 31/03/2021

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



