

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

3/265 Elgar Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$745,000

House

Unit

X

Suburb

Surrey Hills

Period - From 01/01/2019

to

31/03/2019

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	5/6 Florence Rd SURREY HILLS 3127	\$690,000	08/06/2019
2	3/12 Essex Rd SURREY HILLS 3127	\$650,000	30/05/2019
3	6/2-4 Park Rd SURREY HILLS 3127	\$647,000	28/02/2019

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.



2
 1
 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$630,000 - \$690,000
Median Unit Price
 March quarter 2019: \$745,000

Comparable Properties



5/6 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

2
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 1

Price: \$690,000
Method: Auction Sale
Date: 08/06/2019
Rooms: 4
Property Type: Unit
Land Size: 143 sqm approx

3/12 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

2
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 1

Price: \$650,000
Method: Sold Before Auction
Date: 30/05/2019
Rooms: 4
Property Type: Unit



6/2-4 Park Rd SURREY HILLS 3127 (REI)

Agent Comments

2
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 1

Price: \$647,000
Method: Private Sale
Date: 28/02/2019
Rooms: -
Property Type: Apartment