

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	6 Como Avenue, 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	\$1,300,000	&	\$1,430,000
---------------	-------------	---	-------------

Median sale price

Median price	\$846,500	Hou	se	Unit	Х	Sub	ourb	Surrey Hills
Period - From	01/04/2018	to	30/06/2018		Source	REIV		

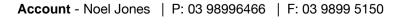
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	40a Power St BALWYN 3103	\$1,460,000	02/06/2018
2	1/2 Aif St BALWYN 3103	\$1,410,000	20/08/2018
3	2/49 Middlesex Rd SURREY HILLS 3127	\$1,370,000	25/08/2018

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.

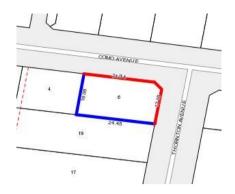






Generated: 25/09/2018 15:47







Indicative Selling Price \$1,300,000 - \$1,430,000 Median Unit Price June guarter 2018: \$846,500

Comparable Properties



40a Power St BALWYN 3103 (REI)

— 3

2

2

Price: \$1,460,000

Date: 02/06/2018 Rooms: 5

Method: Auction Sale

Property Type: Townhouse (Res) **Land Size:** 405 sqm approx

Agent Comments



1/2 Aif St BALWYN 3103 (REI)

!== 3

= 3

6 2

Price: \$1,410,000

Method: Sold Before Auction

Date: 20/08/2018 Rooms: 5

Property Type: Unit

Agent Comments

Agent Comments



2/49 Middlesex Rd SURREY HILLS 3127 (REI)

2

Price: \$1,370,000 Method: Auction Sale

Date: 25/08/2018 **Rooms:** 6

Property Type: Townhouse (Res)

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150





Generated: 25/09/2018 15:47