

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

6 Como Avenue, Surrey Hills Vic 3127

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

House

Unit

X

Suburb

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.

	Address 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.



Rooms:
Property Type:
Agent Comments

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

Comparable Properties



40a Power St BALWYN 3103 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 405 sqm approx



1/2 Aif St BALWYN 3103 (REI)

Agent Comments



Price: \$1,410,000
Method: Sold Before Auction
Date: 20/08/2018
Rooms: 5
Property Type: Unit



2/49 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 6
Property Type: Townhouse (Res)