

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

3/7 Beatrice Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/07/2019

to

30/09/2019

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	5/30 Broughton Rd SURREY HILLS 3127	\$1,360,000	22/08/2019
2	2/1 Thornton Av SURREY HILLS 3127	\$1,340,000	19/10/2019
3	2/7 Warrigal Rd SURREY HILLS 3127	\$1,281,000	27/10/2019

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.~~

This Statement of Information was prepared on:

29/10/2019 09:49



3 2 2

Property Type: Unit
Land Size: 254 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
September quarter 2019: \$755,000

Comparable Properties

5/30 Broughton Rd SURREY HILLS 3127 (REI) **Agent Comments**

3 2 2

Price: \$1,360,000
Method: Sold Before Auction
Date: 22/08/2019
Rooms: 5
Property Type: Townhouse (Res)



2/1 Thornton Av SURREY HILLS 3127 (REI) **Agent Comments**

3 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 6
Property Type: Townhouse (Res)



2/7 Warrigal Rd SURREY HILLS 3127 (REI) **Agent Comments**

3 2 2

Price: \$1,281,000
Method: Auction Sale
Date: 27/10/2019
Rooms: 6
Property Type: Unit