

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

1/353 Elgar Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$885,000

Property Type Unit

Suburb Surrey Hills

Period - From 06/07/2020

to

05/07/2021

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	2/17 Wolseley CI MONT ALBERT 3127	\$623,000	24/02/2021
2	2/68 Medway St BOX HILL NORTH 3129	\$632,000	13/02/2021
3	6/13 Scheele St SURREY HILLS 3127	\$610,000	06/02/2021

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:

06/07/2021 10:03

1/353 Elgar Road, Surrey Hills Vic 3127



John Bradbury

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

06/07/2020 - 05/07/2021: \$885,000

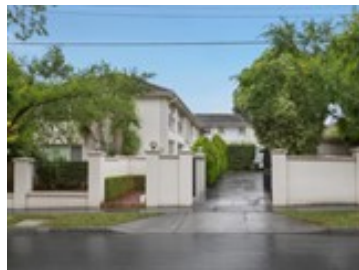


2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/17 Wolseley CI MONT ALBERT 3127 (REI/VG) **Agent Comments**

2 1 1

Price: \$623,000

Method: Private Sale

Date: 24/02/2021

Property Type: Apartment



2/68 Medway St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$632,000

Method: Auction Sale

Date: 13/02/2021

Property Type: Townhouse (Res)

Land Size: 131 sqm approx



6/13 Scheele St SURREY HILLS 3127 (REI/VG) **Agent Comments**

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.