

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 212 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,145,000 House X Unit Suburb Surrey Hills

Period - From 01/01/2017 to 31/12/2017 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	251 Union Rd SURREY HILLS 3127	\$2,755,000	22/11/2017
2	48 Croydon Rd SURREY HILLS 3127	\$2,659,000	18/11/2017
3	205 Mont Albert Rd SURREY HILLS 3127	\$2,600,000	24/02/2018

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.



4 2 2

Rooms:
Property Type: House
Land Size: 723 sqm approx
Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,800,000
Median House Price
 Year ending December 2017: \$2,145,000

Comparable Properties



251 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,755,000
Method: Sold Before Auction
Date: 22/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 752 sqm approx



48 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,659,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 512 sqm approx



205 Mont Albert Rd SURREY HILLS 3127 (REI)

Agent Comments

4 1 2

Price: \$2,600,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 7
Property Type: House (Res)
Land Size: 806 sqm approx