

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 15 Drewett Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,900,000 House X Unit Suburb Surrey Hills

Period - From 01/01/2018 to 31/12/2018 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	239 Union Rd SURREY HILLS 3127	\$2,375,000	24/11/2018
2	64 Middlesex Rd SURREY HILLS 3127	\$2,154,000	15/09/2018
3	100 Durham Rd SURREY HILLS 3127	\$2,150,000	26/10/2018

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.



6 3 2

Rooms:**Property Type:** House**Land Size:** 917 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2018: \$1,900,000

Built in 1922, this endearing six-bedroom property evokes an immediate sense of family-minded sanctuary. Admirably considered spaces, distinct period characteristics and an overall idyllic ambience afford it a 'dream home' title. Offering spectacular open-plan living including a luxurious shaker-style kitchen with butler's pantry, two lounge spaces, and a charming upstairs master retreat, it's the ultimate family haven. Further sweetening this outstanding property is an additional self-serviced double-story dwelling.

Comparable Properties

**239 Union Rd SURREY HILLS 3127 (REI)**

Agent Comments

4 2 2

Price: \$2,375,000**Method:** Auction Sale**Date:** 24/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 753 sqm approx**64 Middlesex Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

3 2 2

Price: \$2,154,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 742 sqm approx**100 Durham Rd SURREY HILLS 3127 (REI)**

Agent Comments

4 2 -

Price: \$2,150,000**Method:** Private Sale**Date:** 26/10/2018**Rooms:** -**Property Type:** House**Land Size:** 864 sqm approx