

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	15 Drewett Street, Surrey Hills Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,900,000	Hou	ıse 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.

Ad	dress 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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





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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)



Price: \$2,375,000 Method: Auction Sale Date: 24/11/2018

Rooms: -

Property Type: House (Res) Land Size: 753 sqm approx

Agent Comments

Agent Comments



64 Middlesex Rd SURREY HILLS 3127

(REI/VG)

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Price: \$2,154,000 Method: Auction Sale Date: 15/09/2018

Rooms: 6

Property Type: House (Res) Land Size: 742 sqm approx





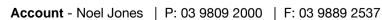




Price: \$2,150,000 Method: Private Sale Date: 26/10/2018

Rooms: -

Property Type: House Land Size: 864 sqm approx **Agent Comments**







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