

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Willcyrus 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 \$1,850,000 House ☒ Suburb Surrey Hills

Period - From 1/10/2018 to 31/12/2018 Source REIV

Comparable property sales

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
264 Mont Albert Road, Surrey Hills	\$2,190,000	13/08/2018
20 Oak Street, Surrey Hills	\$2,150,000	14/09/2018
29 Albany Crescent, Surrey Hills	\$2,100,000	14/09/2018