

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

12 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

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	12 Lille St SURREY HILLS 3127	\$2,450,000	16/03/2019
2	18 James St SURREY HILLS 3127	\$2,375,000	20/10/2018
3	65 Sir Garnet Rd SURREY HILLS 3127	\$2,300,000	08/12/2018

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 (Previously Occupied - Detached)

Land Size: 995 sqm approx

Agent Comments

Impressive Edwardian family residence, gracing a magnificent garden allotment, Penrith is a fine example of a much-loved period home that's had its Edwardian charm richly preserved. Built circa 1910, the interior and exterior exude the utmost quality and character, while functional features such as an endearing return veranda, beautifully established gardens, solar-heated pool and a variety of generous flexible living areas tick all the family-friendly boxes.

Comparable Properties



12 Lille St SURREY HILLS 3127 (REI)

Agent Comments

4
 2
 2

Price: \$2,450,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)



18 James St SURREY HILLS 3127 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,375,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 622 sqm approx



65 Sir Garnet Rd SURREY HILLS 3127 (REI)

Agent Comments

4
 3
 2

Price: \$2,300,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx