

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

20 Kingston Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,832,500

House

X

Unit

Suburb

Surrey Hills

Period - From

01/04/2018

to

30/06/2018

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	2/53 Chaucer Cr CANTERBURY 3126	\$1,180,000	19/05/2018
2	2/6 Daphne St CANTERBURY 3126	\$1,132,000	16/03/2018
3	2/54 Balwyn Rd BALWYN 3103	\$1,126,000	01/07/2018

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.

20 Kingston Road, Surrey Hills Vic 3127



3 2 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2018: \$1,832,500

Comparable Properties



2/53 Chaucer Cr CANTERBURY 3126 (REI)

Agent Comments

2 2 1

Price: \$1,180,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Apartment



2/6 Daphne St CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$1,132,000
Method: Sold Before Auction
Date: 16/03/2018
Rooms: -
Property Type: Unit



2/54 Balwyn Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,126,000
Method: Auction Sale
Date: 01/07/2018
Rooms: -
Property Type: Unit