

## 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

3/130 Windsor Crescent, Surrey Hills VIC

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$865,000

**Median sale price**Median price 

\$837,000

Property type 

UNIT

Suburb 

Surrey Hills

Period - From 

OCT 20

to

DEC 20

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
4/10 Florence Road SURREY HILLS 3127	\$925,000	21/11/2020
1/2 Weybridge Street SURREY HILLS 3127	\$872,500	21/11/2020
1/11 Blackburn Street SURREY HILLS 3127	\$951,300	27/02/2021

This Statement of Information was prepared on: 

09/04/2021

## Comparable properties



**\$925,000**

4/10 Florence Road SURREY HILLS 3127

DATE: 21.11.2020

PROPERTY TYPE: Unit

 2     1  
 2     XXX sqm



**\$872,000**

1/2 Weybridge Street SURREY HILLS 3127

DATE: 21.11.2020

PROPERTY TYPE: Unit

 2     2  
 2     XXX sqm



**\$951,300**

1/11 Blackburn Street, SURREY HILLS 3127

DATE: 27.02.2021

PROPERTY TYPE: Unit

 2     1  
 1     XXX sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee