

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 p	orice			
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 \$837,0	00 Property type UNIT Suburb Surrey Hills			
Period - From OCT 2	0 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
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Comparable properties



\$925,000

4/10 Florence Road SURREY HILLS 3127

DATE: 21.11.2020
PROPERTY TYPE: Unit

2 📆

2 XXX sqm



\$872,000

1/2 Weybridge Street SURREY HILLS 3127

DATE: 21.11.2020
PROPERTY TYPE: Unit

<u>//</u> 2

2

🔋 2 🔽 XXX sqm



\$951,300

1/11 Blackburn Street, SURREY HILLS 3127

DATE: 27.02.2021
PROPERTY TYPE: Unit

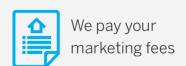
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📆 1 🔯 XXX sqm

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