

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

2/1075 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,020,000

&

\$1,120,000

Median sale price

Median price \$1,026,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/01/2021

to 31/03/2021

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	2/13 Tyndall St SURREY HILLS 3127	\$1,042,000	23/03/2021
2	2/16 Kent Rd SURREY HILLS 3127	\$1,010,000	06/02/2021
3			

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.~~

This Statement of Information was prepared on:

28/04/2021 20:04

2/1075 Riversdale Road, Surrey Hills Vic 3127



Miranda Bailey

9908 5700

0431 535 009

mirandabailey@jellisrcraig.com.au

Indicative Selling Price

\$1,020,000 - \$1,120,000

Median Unit Price

March quarter 2021: \$1,026,000



2 1 1

Property Type: Strata Unit/Flat

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



2/13 Tyndall St SURREY HILLS 3127 (REI)

Agent Comments

2 1 2

Price: \$1,042,000

Method: Private Sale

Date: 23/03/2021

Property Type: Unit

Land Size: 236 sqm approx



2/16 Kent Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$1,010,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.