

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

1/6 Gladstone Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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	3/58 Union Rd SURREY HILLS 3127	\$1,420,000	31/03/2021
2	1a Hotham Ct MONT ALBERT 3127	\$1,350,000	27/02/2021
3	1/8 Hamel St BOX HILL SOUTH 3128	\$1,320,000	03/03/2021

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:

26/04/2021 17:24

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

March quarter 2021: \$1,026,000



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 334m2 sqm approx

Agent Comments

Comparable Properties



3/58 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,420,000

Method: Sold Before Auction

Date: 31/03/2021

Property Type: Townhouse (Res)



1a Hotham Ct MONT ALBERT 3127 (REI)

Agent Comments

 3  2  1

Price: \$1,350,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)



1/8 Hamel St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 03/03/2021

Property Type: Townhouse (Res)