

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 88 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,866,500 House X Unit Suburb Surrey Hills

Period - From 01/07/2018 to 30/06/2019 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	15 Drewett St SURREY HILLS 3127	\$2,098,000	23/02/2019
2	11 Suffolk Rd SURREY HILLS 3127	\$2,125,000	17/04/2019
3	3 Willcyrus St SURREY HILLS 3127	\$2,150,000	23/03/2019

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.



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Rooms:**Property Type:** House**Land Size:** 793 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2019: \$1,866,500

Comparable Properties

**15 Drewett St SURREY HILLS 3127 (REI/VG)**

Agent Comments

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Price: \$2,098,000**Method:** Auction Sale**Date:** 23/02/2019**Rooms:** 14**Property Type:** House**Land Size:** 917 sqm approx**11 Suffolk Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

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Price: \$2,125,000**Method:** Private Sale**Date:** 17/04/2019**Rooms:** 7**Property Type:** House (Res)**Land Size:** 654 sqm approx**3 Willcyrus St SURREY HILLS 3127 (REI/VG)**

Agent Comments

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Price: \$2,150,000**Method:** Auction Sale**Date:** 23/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 690 sqm approx