

## 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

4/19 Elm Street, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$700,000

#### Median sale price

Median price \$699,000

House

Unit

X

Suburb

Surrey Hills

Period - From 01/10/2018

to

31/12/2018

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	2/6 Florence Rd SURREY HILLS 3127	\$729,000	23/02/2019
2	2/5 The Avenue SURREY HILLS 3127	\$725,000	23/02/2019
3	2/14 Warrigal Rd SURREY HILLS 3127	\$660,000	27/11/2018

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

December quarter 2018: \$699,000

## Comparable Properties



**2/6 Florence Rd SURREY HILLS 3127 (REI)**

2   
 1   
 1

**Price:** \$729,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** 4  
**Property Type:** Unit

**Agent Comments**

Closer to the station than Elm Street, Surrey Hills.



**2/5 The Avenue SURREY HILLS 3127 (REI)**

2   
 1   
 1

**Price:** \$725,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** 4  
**Property Type:** Unit

**Agent Comments**

Superior location



**2/14 Warrigal Rd SURREY HILLS 3127 (REI)**

3   
 1   
 1

**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2018  
**Rooms:** 6  
**Property Type:** Unit

**Agent Comments**

Inferior location but 3 bedrooms and company share.