

# RT Edgar

## STATEMENT OF INFORMATION

29 May 2019

### Property offered for sale

7/92 Union Road, 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

\$600,000

&

\$660,000

### Median sale price

|              |           |       |  |      |   |        |              |
|--------------|-----------|-------|--|------|---|--------|--------------|
| Median price | \$805,000 | House |  | Unit | X | Suburb | Surrey Hills |
|--------------|-----------|-------|--|------|---|--------|--------------|

|               |            |    |            |        |      |
|---------------|------------|----|------------|--------|------|
| Period - From | 01/01/2018 | to | 31/12/2018 | Source | REIV |
|---------------|------------|----|------------|--------|------|

### Comparable property sales

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Annabelle Feng consider to be most comparable to the property for sale.

| Address of comparable property                | Price     | Date of sale |
|-----------------------------------------------|-----------|--------------|
| <b>1</b> 2/10 Florence Rd SURREY HILLS 3127   | \$750,000 | 23/02/2019   |
| <b>2</b> 2/5 The Avenue SURREY HILLS 3127     | \$725,000 | 23/02/2019   |
| <b>3</b> 10/903 Riversdale Rd CAMBERWELL 3124 | \$690,000 | 16/02/2019   |