

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

3/52 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$915,000 Property Type Unit Suburb Surrey Hills

Period - From 01/04/2020 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	3/3 Montrose St SURREY HILLS 3127	\$760,000	20/05/2021
2	4/11 Northcote Av BALWYN 3103	\$715,000	14/04/2021
3	2/34 Northcote Av BALWYN 3103	\$790,000	27/03/2021

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:

05/06/2021 11:08



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Rooms: 3
Property Type: Unit
Land Size: 143.5 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
Year ending March 2021: \$915,000

Comparable Properties



3/3 Montrose St SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$760,000
Method: Private Sale
Date: 20/05/2021
Property Type: Unit

4/11 Northcote Av BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$715,000
Method: Sold Before Auction
Date: 14/04/2021
Property Type: Unit



2/34 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$790,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Unit