

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

7 Glendale Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,365,000 & \$1,500,000

Median sale price

Median price \$1,938,750 Property Type House Suburb Surrey Hills

Period - From 01/10/2019 to 31/12/2019 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	50 Boisdale St SURREY HILLS 3127	\$1,607,000	05/10/2019
2	8 Glendale St SURREY HILLS 3127	\$1,511,000	07/09/2019
3	981 Riversdale Rd SURREY HILLS 3127	\$1,335,000	19/10/2019

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.~~

This Statement of Information was prepared on:

24/01/2020 16:13



 2  1  1

Property Type: House (Previously Occupied - Detached)
Land Size: 629 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,365,000 - \$1,500,000
Median House Price
 December quarter 2019: \$1,938,750

Comparable Properties



50 Boisdale St SURREY HILLS 3127 (REI)

 3  1  1

Price: \$1,607,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments

Large land size by approximately 300sqm



8 Glendale St SURREY HILLS 3127 (REI)

 3  2  2

Price: \$1,511,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 6
Property Type: House (Res)

Agent Comments

Fully renovated with additional bedroom



981 Riversdale Rd SURREY HILLS 3127 (REI/VG)

 3  1  2

Price: \$1,335,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Main road location