## 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	7 Glendale Street, Surrey Hills Vic 3127
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,365,000	&	\$1,500,000
1 1011 19 11 11 11	¥ 1,000,000		+ 1,000,000

#### Median sale price

Median price	\$1,938,750	Pro	perty 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

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 comparableproperties 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











Land Size: 629 sqm approx



Property Type: House (Previously Occupied - Detached)

**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





**Agent Comments** 

Large land size by approximately 300sqm

Price: \$1,607,000 Method: Auction Sale Date: 05/10/2019

Rooms: 4

Property Type: House (Res) Land Size: 930 sqm approx



8 Glendale St SURREY HILLS 3127 (REI)



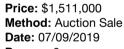






**Agent Comments** 

Fully renovated with additional bedroom



Rooms: 6

Property Type: House (Res)



981 Riversdale Rd SURREY HILLS 3127

(REI/VG)







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

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



