

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

1/136 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$749,000

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	4/19 Elm St SURREY HILLS 3127	\$751,500	16/03/2019
2	2/10 Florence Rd SURREY HILLS 3127	\$750,000	23/02/2019
3	2/6 Florence Rd SURREY HILLS 3127	\$729,000	23/02/2019

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.

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Indicative Selling Price

\$749,000

Median Unit Price

December quarter 2018: \$699,000



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/19 Elm St SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$751,500

Method: Auction Sale

Date: 16/03/2019

Rooms: 4

Property Type: Unit



2/10 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  2

Price: \$750,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 4

Property Type: Unit



2/6 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$729,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 4

Property Type: Unit