

Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 259 Elgar Road, 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 | \$1,700,000 | & | \$1,800,000 |
|---------------|-------------|---|-------------|
| Range between | \$1,700,000 | & | \$1,800,000 |

Median sale price

| Median price | \$1,850,000 | Hou | ıse X | Unit | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-------------|--------------|
| 1 | 4 Beech St SURREY HILLS 3127 | \$1,888,000 | 15/09/2018 |
| 2 | 4 Lorne Pde MONT ALBERT 3127 | \$1,825,000 | 08/12/2018 |
| 3 | 127 Through Rd CAMBERWELL 3124 | \$1,750,000 | 15/02/2019 |

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 \$1,700,000 - \$1,800,000 **Median House Price** December quarter 2018: \$1,850,000

kgornalle@hockingstuart.com.au



Rooms: 10

Property Type: House Land Size: 1088 sqm approx

Agent Comments

Immaculate Federation Influence family home meticulously constructed to suit the most discerning buyer offering large scale northern living ideally located on a generous 1088 SM allotment close to PLC, Kingswood College, Wattle Park Golf Course, Deakin University, Surrey Hills Shopping, Box Hill Central & Transport Hub.

Comparable Properties



4 Beech St SURREY HILLS 3127 (REI)



Price: \$1.888.000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: House (Res) Land Size: 834 sqm approx

Agent Comments



4 Lorne Pde MONT ALBERT 3127 (REI)

-3





Price: \$1.825.000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 769 sqm approx

Agent Comments



127 Through Rd CAMBERWELL 3124 (REI)





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Price: \$1,750,000

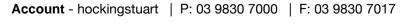
Method: Sold Before Auction

Date: 15/02/2019

Rooms: 8

Property Type: House (Res)

Agent Comments







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