

## 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

259 Elgar Road, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

#### Median sale price

Median price \$1,850,000

House

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.

	Address 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.



4  
 2  
 2

**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)****Agent Comments**

4  
 2  
 2

**Price:** \$1,888,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 834 sqm approx**4 Lorne Pde MONT ALBERT 3127 (REI)****Agent Comments**

3  
 2  
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**Price:** \$1,825,000**Method:** Auction Sale**Date:** 08/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 769 sqm approx**127 Through Rd CAMBERWELL 3124 (REI)****Agent Comments**

5  
 2  
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**Price:** \$1,750,000**Method:** Sold Before Auction**Date:** 15/02/2019**Rooms:** 8**Property Type:** House (Res)