

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

19 Sir Garnet Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,151,000

House

X

Unit

Suburb

Surrey Hills

Period - From 01/01/2018

to

31/03/2018

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		
2		
3		

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.~~

19 Sir Garnet Road, Surrey Hills Vic 3127

Noel Jones

John Bradbury

9830 1644

0413 772 778

john.bradbury@noeljones.com.au

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

March quarter 2018: \$2,151,000



 4  1  1

Rooms:

Property Type: Edwardian Period Home

Land Size: 430 (approx.) sqm approx

Agent Comments

Open plan kitchen with gas cooking and adjoining north facing rear family room

Comparable Properties



22 Empress Rd SURREY HILLS 3127 (REI)

 4  2  -

Price: \$1,725,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 6

Property Type: House (Res)

Land Size: 292 sqm approx

Agent Comments

This home has an extra bathroom, however is on a lot smaller land than 19 Sir Garnet Rd Surrey Hills

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.