

# 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

75 Union 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)

Single price

\$1,900,000

### Median sale price

Median price

\$1,903,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/04/2019

to

31/03/2020

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	16 Benson St SURREY HILLS 3127	\$2,280,000	21/03/2020
2	20a Wandsworth Rd SURREY HILLS 3127	\$1,900,000	18/06/2020
3	61 Union Rd SURREY HILLS 3127	\$1,650,000	19/02/2020

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.~~

This Statement of Information was prepared on:

30/06/2020 12:38



 4  2  2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 558 sqm approx

**Agent Comments**

Combining with olden day splendour with ultra modern day convenience, walk to park, station, shops and schools, a warm and truly inviting property not to be missed.

**Indicative Selling Price**

\$1,900,000

**Median House Price**

Year ending March 2020: \$1,903,000

## Comparable Properties



**16 Benson St SURREY HILLS 3127 (REI/VG)**

 4  3  1

**Price:** \$2,280,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House (Res)

**Land Size:** 523 sqm approx

**Agent Comments**

With pool and close to Balwyn Village



**20a Wandsworth Rd SURREY HILLS 3127 (REI)**

 4  2  2

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 18/06/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 428 sqm approx

**Agent Comments**

smaller land size and not in a desired orientation, missing northern natural light.



**61 Union Rd SURREY HILLS 3127 (REI/VG)**

 3  1  2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 19/02/2020

**Property Type:** House

**Land Size:** 429 sqm approx

**Agent Comments**

Smaller land size, far away from the train station and shops, less desired street presence.