

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

9 Surrey Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

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	1 Carrick St MONT ALBERT 3127	\$1,500,000	30/03/2020
2	39 Empress Rd SURREY HILLS 3127	\$1,650,000	26/10/2019
3	8 Wilson St MONT ALBERT 3127	\$1,799,000	22/02/2020

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:

23/04/2020 14:00



Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

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

Comparable Properties



1 Carrick St MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 30/03/2020

Rooms: 8

Property Type: House (Res)



39 Empress Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 3

Property Type: House (Res)

Land Size: 401 sqm approx



8 Wilson St MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$1,799,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 562 sqm approx