

Rooms: Property Type: House Land Size: 689 sqm approx Agent Comments Mark Pezzin 03 9809 8999 0403 537 105 markpezzin@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending June 2019: \$1,866,500

Comparable Properties

7 Lofty Av CAMBERWELL 3124 (REI/VG) 4 2 2 2 Price: \$2,138,000 Method: Auction Sale Date: 25/05/2019 Rooms: 6 Property Type: House (Res) Land Size: 570 sqm approx	Agent Comments
14 Albion St SURREY HILLS 3127 (REI/VG) Image: 4 Image: 2 Price: \$2,125,000 Method: Auction Sale Date: 23/03/2019 Rooms: - Property Type: House (Res) Land Size: 589 sqm approx	Agent Comments
222 Union Rd SURREY HILLS 3127 (REI) 5 3 3 - Price: \$1,950,000 Method: Auction Sale Date: 22/06/2019 Rooms: 9 Property Type: House (Res)	Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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

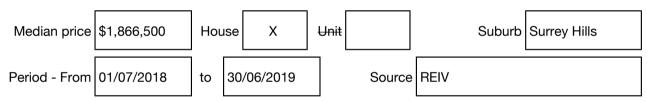
ss 28 Union Road, Surrey Hills Vic 3127 nd de

Indicative selling price

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

 Range between
 \$2,000,000
 &
 \$2,200,000

Median sale price



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	7 Lofty Av CAMBERWELL 3124	\$2,138,000	25/05/2019
2	14 Albion St SURREY HILLS 3127	\$2,125,000	23/03/2019
3	222 Union Rd SURREY HILLS 3127	\$1,950,000	22/06/2019

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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