



Rooms:

Property Type: House

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



7 Lofty Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,138,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 570 sqm approx



14 Albion St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx



222 Union Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 9

Property Type: House (Res)

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

28 Union Road, Surrey Hills Vic 3127

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

Median price

\$1,866,500

House

X

Unit

Suburb

Surrey Hills

Period - From

01/07/2018

to

30/06/2019

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	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.