

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

109 Guildford Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	3 Vincent St SURREY HILLS 3127	\$2,840,000	16/02/2019
2	12 Hertford Cr BALWYN 3103	\$2,720,000	13/12/2018
3	12 Lille St SURREY HILLS 3127	\$2,450,000	16/03/2019

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
Year ending December 2018: \$1,900,000

Comparable Properties



3 Vincent St SURREY HILLS 3127 (REI)

Agent Comments

4 2 -

Price: \$2,840,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 1018 sqm approx



12 Hertford Cr BALWYN 3103 (REI/VG)

Agent Comments

5 2 2

Price: \$2,720,000
Method: Private Sale
Date: 13/12/2018
Rooms: 7
Property Type: House
Land Size: 648 sqm approx



12 Lille St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,450,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 679 sqm approx