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

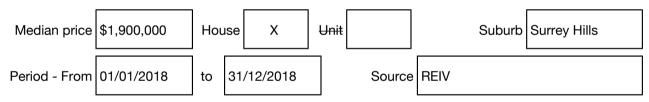
6 109 Guildford Road, Surrey Hills Vic 3127

Indicative selling price

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

 Range between
 \$2,500,000
 &
 \$2,750,000

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	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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

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.





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) 1 4 🍋 2 🛱 -	Agent Comments
	Price: \$2,840,000 Method: Auction Sale	
「「「「「「「」」」	Date: 16/02/2019 Rooms: -	
L'AND DE STR	Property Type: House (Res)	
	Land Size: 1018 sqm approx	
	12 Hertford Cr BALWYN 3103 (REI/VG)	Agent Comments
	1 - 1 5 1 - 1 2 1 - 1 2	-
	Price: \$2,720,000	
A	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
	1 4 1 2 2 2	
	Price: \$2,450,000	
	Method: Auction Sale	
	Date: 16/03/2019	
STREET, B STREET, STRE	Rooms: -	
	Property Type: House (Res) Land Size: 679 sqm approx	

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