

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 102/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$400,000 & \$428,000

Median sale price

Median price \$846,500 House Unit X Suburb Surrey Hills

Period - From 01/04/2018 to 30/06/2018 Source REIV

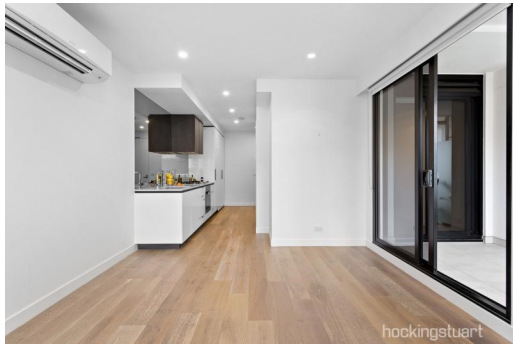
Comparable property sales (*Delete A or B below as applicable)

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	108/342 Whitehorse Rd BALWYN 3103	\$495,000	04/05/2018
2	G02/176 Union Rd SURREY HILLS 3127	\$490,000	07/04/2018
3	G05/111 Carrington Rd BOX HILL 3128	\$451,000	14/05/2018

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.



 1
  1
  1

Rooms: 3
Property Type: Residential
 Agent Comments

Indicative Selling Price
 \$400,000 - \$428,000
Median Unit Price
 June quarter 2018: \$846,500

Bright modern first floor apartment that is only 12 months old. Elegant stone and timber finished, large living area with sliders to a big under cover balcony, Marble bench in kitchen with Miela appliances, bedroom with wall of robes, bathroom, separate European laundry, single car space and storage cage in basement.

Comparable Properties



108/342 Whitehorse Rd BALWYN 3103 (REI) Agent Comments

 1
  1
  1

Price: \$495,000
Method: Private Sale
Date: 04/05/2018
Rooms: -
Property Type: Apartment



G02/176 Union Rd SURREY HILLS 3127 (REI) Agent Comments

 1
  1
  1

Price: \$490,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Apartment



G05/111 Carrington Rd BOX HILL 3128 (REI) Agent Comments

 1
  1
  1

Price: \$451,000
Method: Private Sale
Date: 14/05/2018
Rooms: 2
Property Type: Apartment