



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 1/52 Windsor Crescent, SURREY HILLS 3127

Unit



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$620,000 - \$680,000**

### Median sale price

Median **Unit** for **SURREY HILLS** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

**\$750,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/351 Elgar Road,**  
Surrey Hills 3127

Price **\$690,000** Sold 16 June  
2019

**5/6 Florence Road,**  
Surrey Hills 3127

Price **\$690,000** Sold 08 June  
2019

**1/34 Albert Crescent,**  
Surrey Hills 3127

Price **\$667,500** Sold 24  
August 2019

This Statement of Information was prepared on 17th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ross Hunt Real Estate

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### Contact agents



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