

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 59 Sir Garnet Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$1,860,000

Median sale price

Median price \$2,055,000

House X

Suburb Surrey Hills

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Maysia St CANTERBURY 3126	\$1,881,000	18/02/2017
80 Victoria Cr MONT ALBERT 3127	\$1,800,000	27/03/2017
51 Windsor Cr MONT ALBERT 3127	\$1,717,000	18/02/2017