

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	5 Anderson Street, Surrey Hills Vic 3127
Including suburb and	

7 (dd) 000	13 Anderson Street, Surrey Hills vic 3121
Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

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

Range between	\$1,200,000	&	\$1,320,000

#### Median sale price

Median price	\$2,111,000	Hou	ıse X	Unit		Sul	burb	Surrey Hills
Period - From	01/04/2017	to	30/06/2017		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 sixmonths 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		
2		
3		

#### OR

В\* 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.

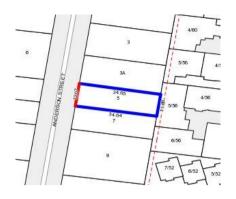
**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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Rooms:

Property Type: House

Land Size: 410.961 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price June guarter 2017: \$2,111,000

# Comparable Properties



57 Durham Rd SURREY HILLS 3127 (REI)

3

**A** 

**Price:** \$1,310,000 **Method:** Auction Sale **Date:** 24/06/2017

Rooms: 5

**Property Type:** House (Res) **Land Size:** 421 sqm approx

**Agent Comments** 

14 Park Rd SURREY HILLS 3127 (REI)

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**6** 2

**Price:** \$1,135,000 **Method:** Auction Sale **Date:** 25/02/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 414 sqm approx

**Agent Comments** 

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.

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