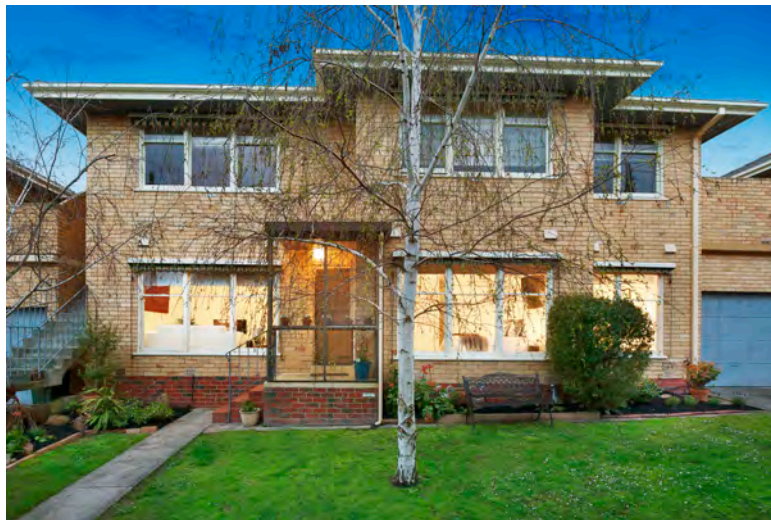


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

5/56 Windsor Crescent, Surrey Hills 3127

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price \$822,250

*Unit X

Suburb Surrey Hills

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

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
2/35 Boisdale Street, Surrey Hills	\$825,000	13/05/2017
2/52 Barton Street, Surrey Hills	\$807,000	17/06/2017
2/19 Elm Street, Surrey Hills	\$745,000	04/03/2017