

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 11 Goodwood Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$2,350,000

Median sale price

Median price \$1,955,000 House X Unit Suburb Surrey Hills

Period - From 01/10/2016 to 30/09/2017 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 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	2 Elwood St SURREY HILLS 3127	\$2,400,000	03/11/2017
2	222 Union Rd SURREY HILLS 3127	\$2,250,000	02/12/2017
3	10 Pembroke St SURREY HILLS 3127	\$2,230,000	16/09/2017

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.



 4  3  3

Rooms:
Property Type: House (Res)
Land Size: 799 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,350,000
Median House Price
 Year ending September 2017: \$1,955,000

Comparable Properties



2 Elwood St SURREY HILLS 3127 (REI)

Agent Comments

 5  3  2

Price: \$2,400,000
Method: Private Sale
Date: 03/11/2017
Rooms: 10
Property Type: House (Res)
Land Size: 923 sqm approx



222 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

 5  3  -

Price: \$2,250,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 9
Property Type: House (Res)

Land area - 706sqm



10 Pembroke St SURREY HILLS 3127 (REI)

Agent Comments

 5  2  2

Price: \$2,230,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House
Land Size: 754 sqm approx