

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 24 Glendale Street. Surrey Hills 3127

**Indicative selling price**

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

Range between \$2,300,000 & \$2,500,000

**Median sale price**

Median price \$2,055,000 House  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 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
11 Pembroke Street, Surrey Hills	\$2,605,000	01/04/2017
20 Scottsdale Street, Surrey Hills	\$2,320,000	25/02/2017
2 Oak Street, Surrey Hills	\$2,250,000	19/11/2016