

## 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

15 Albany Crescent, Surrey Hills Vic 3127

#### Indicative selling price

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

Range between

\$2,900,000

&

\$3,190,000

#### Median sale price

Median price

\$1,902,500

House

X

Unit

Suburb

Surrey Hills

Period - From

01/07/2016

to

30/06/2017

Source

REIV

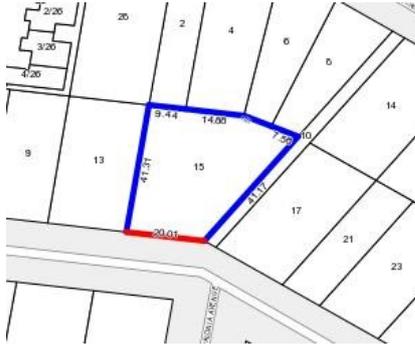
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 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	20 Albert Cr SURREY HILLS 3127	\$2,720,000	26/08/2017
2	17 Kent Rd SURREY HILLS 3127	\$2,950,000	08/04/2017
3	73 Middlesex Rd SURREY HILLS 3127	\$2,975,000	20/05/2017

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   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1227 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,900,000 - \$3,190,000  
**Median House Price**  
 Year ending June 2017: \$1,902,500

## Comparable Properties



**20 Albert Cr SURREY HILLS 3127 (REI)**

Agent Comments

4   3   2

**Price:** \$2,720,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 1005 sqm approx



**17 Kent Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$2,950,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 981 sqm approx



**73 Middlesex Rd SURREY HILLS 3127 (REI)**

Agent Comments

4   3   3

**Price:** \$2,975,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx