

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

3 Oak Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$3,000,000

Median sale price

Median price \$2,111,000

House

X

Unit

Suburb 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 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	73 Middlesex Rd SURREY HILLS 3127	\$2,975,000	20/05/2017
2	68 Hunter Rd CAMBERWELL 3124	\$2,950,000	20/02/2017
3	35 Grandview Rd BOX HILL SOUTH 3128	\$2,850,000	28/02/2017

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.



 3  - 

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 832 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,000,000
Median House Price
 June quarter 2017: \$2,111,000

Comparable Properties



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



68 Hunter Rd CAMBERWELL 3124 (REI/VG) Agent Comments

 4  2  4

Price: \$2,950,000
Method: Sold Before Auction
Date: 20/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 652 sqm approx



35 Grandview Rd BOX HILL SOUTH 3128 (REI/VG) Agent Comments

 4  3  12

Price: \$2,850,000
Method: Private Sale
Date: 28/02/2017
Rooms: 9
Property Type: House (Res)
Land Size: 836 sqm approx