### 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

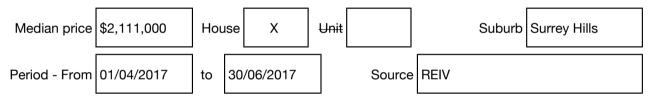
3 Oak Street, Surrey Hills Vic 3127

#### Indicative selling price

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

Single price \$3,000,000

#### Median sale price



#### 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.

#### Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

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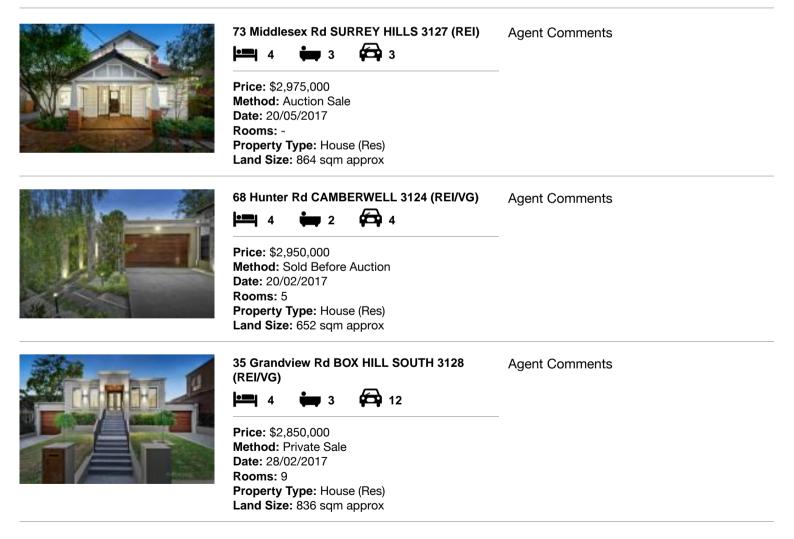
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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**



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