

## 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

717 Canterbury Road, Surrey Hills Vic 3127
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	58 View St MONT ALBERT 3127	\$1,850,000	23/09/2017
2	21 Everton Gr SURREY HILLS 3127	\$1,850,000	07/10/2017
3	55 Broughton Rd SURREY HILLS 3127	\$1,640,000	02/12/2017

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   
  2   
  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 Year ending December 2017: \$2,145,000

## Comparable Properties



58 View St MONT ALBERT 3127 (REI/VG)

Agent Comments

 4   
  2   
  1

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 23/09/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



21 Everton Gr SURREY HILLS 3127 (REI/VG)

Agent Comments

 4   
  3   
  -

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx



55 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,640,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx