



Rooms: 10

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

March quarter 2017: \$2,055,000

Comparable Properties



9 Benson St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 10/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 910 sqm approx



47 Suffolk Rd SURREY HILLS 3127 (VG)

Agent Comments



Price: \$2,525,000

Method: Sale

Date: 21/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 817 sqm approx



8 Ruyton St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 08/03/2017

Rooms: 12

Property Type: House (Res)

Land Size: 936 sqm approx

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 34 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,055,000

House X

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 6 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
9 Benson St SURREY HILLS 3127	\$2,800,000	10/05/2017
47 Suffolk Rd SURREY HILLS 3127	\$2,525,000	21/04/2017
8 Ruyton St CAMBERWELL 3124	\$2,500,000	08/03/2017