

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	1-3/956 Riversdale Road, Surrey Hills Vic 3127
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,540,000

Median sale price

Median price	\$1,902,500	Hou	ise 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)

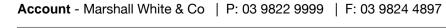
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 61 Broughton Rd SUBBEY HILLS 3127 \$1 525 000 13/05/2017

1	61 Broughton Rd SURREY HILLS 3127	\$1,525,000	13/05/2017
2	1/29 Glencairn Av CAMBERWELL 3124	\$1,431,000	27/05/2017
3	2/2 Through Rd CAMBERWELL 3124	\$1,410,000	12/08/2017

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.







Generated: 16/08/2017 15:24







Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$1,400,000 - \$1,540,000 **Median House Price** Year ending June 2017: \$1,902,500

Comparable Properties



61 Broughton Rd SURREY HILLS 3127 (REI)

-- 3

Price: \$1,525,000 Method: Auction Sale

Date: 13/05/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



1/29 Glencairn Av CAMBERWELL 3124 (REI)



Agent Comments

Price: \$1,431,000 Method: Auction Sale Date: 27/05/2017

Rooms: 7

Property Type: House (Res) Land Size: 318 sqm approx

2/2 Through Rd CAMBERWELL 3124 (REI)



Price: \$1,410,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 290 sqm approx

Agent Comments

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





Generated: 16/08/2017 15:24