

## 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	1-3/956 Riversdale 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	\$1,400,000	&	\$1,540,000
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#### Median sale price

Median price	\$1,902,500	House	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 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.



**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) Agent Comments



**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)



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) Agent Comments



**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 290 sqm approx