



2   1   2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Unit Price**  
March quarter 2017: \$930,000

## Comparable Properties



**Lg03/28-34 Boisdale St SURREY HILLS 3127 (REI)**   **Agent Comments**

2   2   1

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** Apartment



**2/85 Windsor Cr MONT ALBERT 3127 (REI)**   **Agent Comments**

2   1   2

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 6  
**Property Type:** Apartment



**3/700 Canterbury Rd SURREY HILLS 3127 (REI)**   **Agent Comments**

2   1   2

**Price:**  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 119 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 6/976 Riversdale Road, Surrey Hills Vic 3127

#### Indicative selling price

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

Range between \$680,000 & \$748,000

#### Median sale price

Median price \$930,000 Unit 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
Lg03/28-34 Boisdale St SURREY HILLS 3127	\$740,000	25/03/2017
2/85 Windsor Cr MONT ALBERT 3127	\$720,000	25/03/2017
3/700 Canterbury Rd SURREY HILLS 3127		06/05/2017