

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

**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	4/40 Durham Rd SURREY HILLS 3127	\$780,000	16/06/2017
2	5/4 Raynes St BALWYN 3103	\$722,500	06/06/2017
3	3/103 Strabane Av BALWYN 3103	\$690,000	17/06/2017

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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Unit Price**  
June quarter 2017: \$860,000

## Comparable Properties



**4/40 Durham Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

2   1   1

**Price:** \$780,000  
**Method:** Sold Before Auction  
**Date:** 16/06/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 149 sqm approx



**5/4 Raynes St BALWYN 3103 (REI)**

**Agent Comments**

2   1   1

**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 06/06/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 136 sqm approx



**3/103 Strabane Av BALWYN 3103 (REI)**

**Agent Comments**

2   1   1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 107 sqm approx