

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 Sherwood Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,832,500 House X Unit Suburb Surrey Hills

Period - From 01/04/2018 to 30/06/2018 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	36 Newton St SURREY HILLS 3127	\$1,646,000	22/09/2018
2	26 Union Rd SURREY HILLS 3127	\$1,512,000	26/05/2018
3	19 Union Rd SURREY HILLS 3127	\$1,500,000	24/05/2018

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,595,000

Median House Price
 June quarter 2018: \$1,832,500

Comparable Properties



36 Newton St SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$1,646,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 7
Property Type: House (Res)
Land Size: 706 sqm approx



26 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$1,512,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 7
Property Type: House (Res)
Land Size: 638 sqm approx



19 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$1,500,000
Method: Sold Before Auction
Date: 24/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 609 sqm approx