



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
7/14-16 Broughton Road,
SURREY HILLS

2 1 1 1

Indicative selling price

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

Single price \$689,000



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Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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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

7/14-16 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$689,000

Median sale price

Median price \$792,500

Property Type Unit

Suburb Surrey Hills

Period - From 29/04/2019

to 28/04/2020

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	2/3 Rowland St MONT ALBERT 3127	\$725,500	16/11/2019
2	1/684 Whitehorse Rd MONT ALBERT 3127	\$707,000	14/12/2019
3	4/201 Elgar Rd SURREY HILLS 3127	\$682,000	19/12/2019

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.~~

This Statement of Information was prepared on:

29/04/2020 11:08



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Property Type: Unit
Agent Comments

Comparable Properties



2/3 Rowland St MONT ALBERT 3127 (REI/VG) **Agent Comments**

 2  1  1

Price: \$725,500
Method: Auction Sale
Date: 16/11/2019
Rooms: 4
Property Type: Unit



1/684 Whitehorse Rd MONT ALBERT 3127 (REI/VG) **Agent Comments**

 2  1  1

Price: \$707,000
Method: Auction Sale
Date: 14/12/2019
Property Type: Unit
Land Size: 137 sqm approx



4/201 Elgar Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

 2  1  1

Price: \$682,000
Method: Private Sale
Date: 19/12/2019
Rooms: 4
Property Type: Apartment