

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

4 Edyvean Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price \$1,866,500

Property Type House

Suburb Surrey Hills

Period - From 01/07/2018

to 30/06/2019

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	15 Sherwood Rd SURREY HILLS 3127	\$1,685,000	05/09/2019
2	10 Serpentine St MONT ALBERT 3127	\$1,620,000	27/06/2019
3	33 Shepherd St SURREY HILLS 3127	\$1,585,000	29/08/2019

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:

16/09/2019 16:28



Property Type: House
Land Size: 666 sqm approx
Agent Comments

Comparable Properties



15 Sherwood Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,685,000
Method: Sold Before Auction
Date: 05/09/2019
Property Type: House (Res)
Land Size: 819 sqm approx



10 Serpentine St MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,620,000
Method: Private Sale
Date: 27/06/2019
Rooms: 5
Property Type: House

33 Shepherd St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,585,000
Method: Sold Before Auction
Date: 29/08/2019
Property Type: House (Res)
Land Size: 632 sqm approx