

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

989 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,950,000

&

\$2,140,000

Median sale price

Median price \$2,055,000

House 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
52 Suffolk Rd SURREY HILLS 3127	\$2,050,000	21/03/2017
113 Warrigal Rd SURREY HILLS 3127	\$1,655,000	13/05/2017
18 & 18a Park Rd SURREY HILLS 3127	\$2,135,000	29/04/2017



 4  3  2

Rooms:
Property Type: House
Land Size: 803 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,140,000
Median House Price
 March quarter 2017: \$2,055,000

Comparable Properties



52 Suffolk Rd SURREY HILLS 3127 (REI)

 4  2  3

Price: \$2,050,000
Method: Private Sale
Date: 21/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 817 sqm approx

Agent Comments

Price was reported as undisclosed. This property has four bedrooms, similar land size but single storey.



113 Warrigal Rd SURREY HILLS 3127 (REI)

 5  3  4

Price: \$1,655,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 8
Property Type: House

Agent Comments

Price was reported as undisclosed. This property has four bedrooms however it is located on a main road and is smaller land.



18 & 18a Park Rd SURREY HILLS 3127 (REI)

 4  2  2

Price: \$2,135,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 6
Property Type: House
Land Size: 894 sqm approx

Agent Comments

Price was reported as undisclosed. The property has four bedrooms, is single storey and a larger land size.